

Executive Summary Report

Appraisal Date 1/1/2004 - 2004 Assessment Roll

Area Name / Number: Boulevard/Riverton 24

Previous Physical Inspection: 1998

Sales - Improved Summary:

Number of Sales: 748

Range of Sale Dates: 1/2002 - 12/2003

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2003 Value	\$45,700	\$142,700	\$188,400	\$202,100	93.2%	9.05%
2004 Value	\$59,600	\$141,500	\$201,100	\$202,100	99.5%	8.04%
Change	+\$13,900	-\$1,200	+\$12,700		+6.3%	-1.01%
% Change	+30.4%	-0.8%	+6.7%		+6.8%	-11.16%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -1.01% and -11.16% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2003 Value	\$46,500	\$137,900	\$184,400
2004 Value	\$59,800	\$135,300	\$195,100
Percent Change	+28.6%	-1.9%	+5.8%

Number of improved Parcels in the Population: 7889

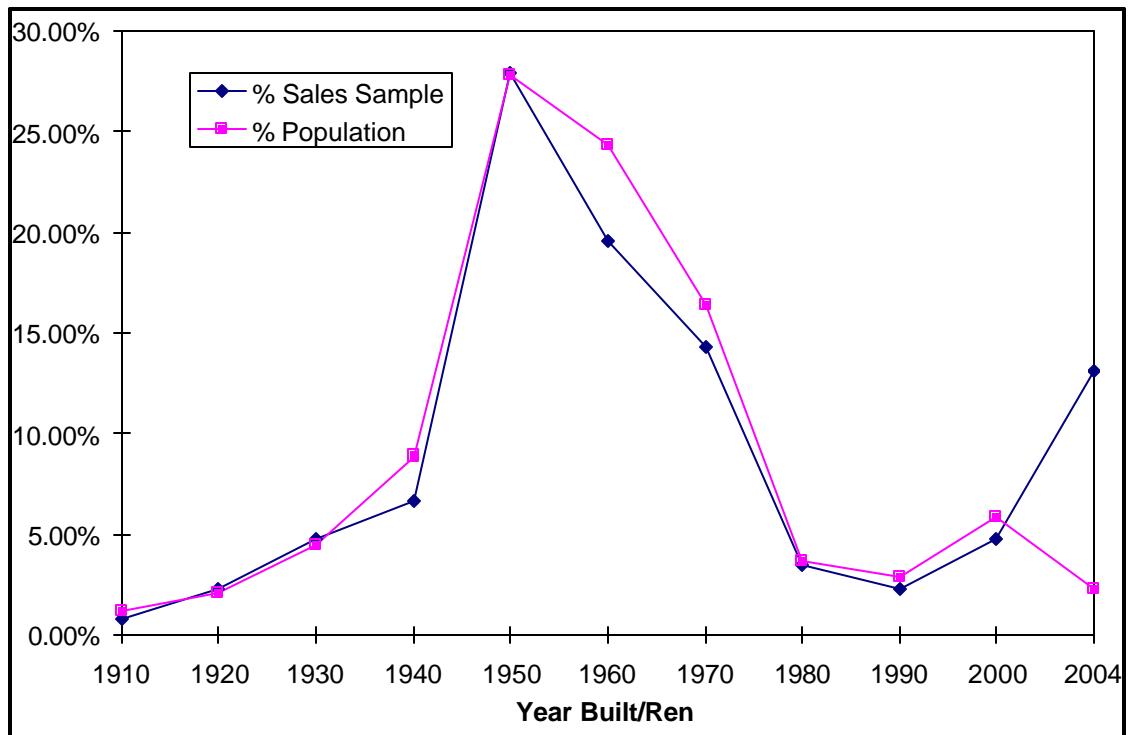
The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2003 or 2004 Assessment Roll improvement values of \$10,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2004 Assessment Roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample			Population		
Year Built/Ren	Frequency	% Sales Sample	Year Built/Ren	Frequency	% Population
1910	6	0.80%	1910	95	1.20%
1920	17	2.27%	1920	163	2.07%
1930	36	4.81%	1930	357	4.53%
1940	50	6.68%	1940	702	8.90%
1950	209	27.94%	1950	2191	27.77%
1960	146	19.52%	1960	1922	24.36%
1970	107	14.30%	1970	1292	16.38%
1980	26	3.48%	1980	289	3.66%
1990	17	2.27%	1990	229	2.90%
2000	36	4.81%	2000	465	5.89%
2004	98	13.10%	2004	184	2.33%
	748			7889	

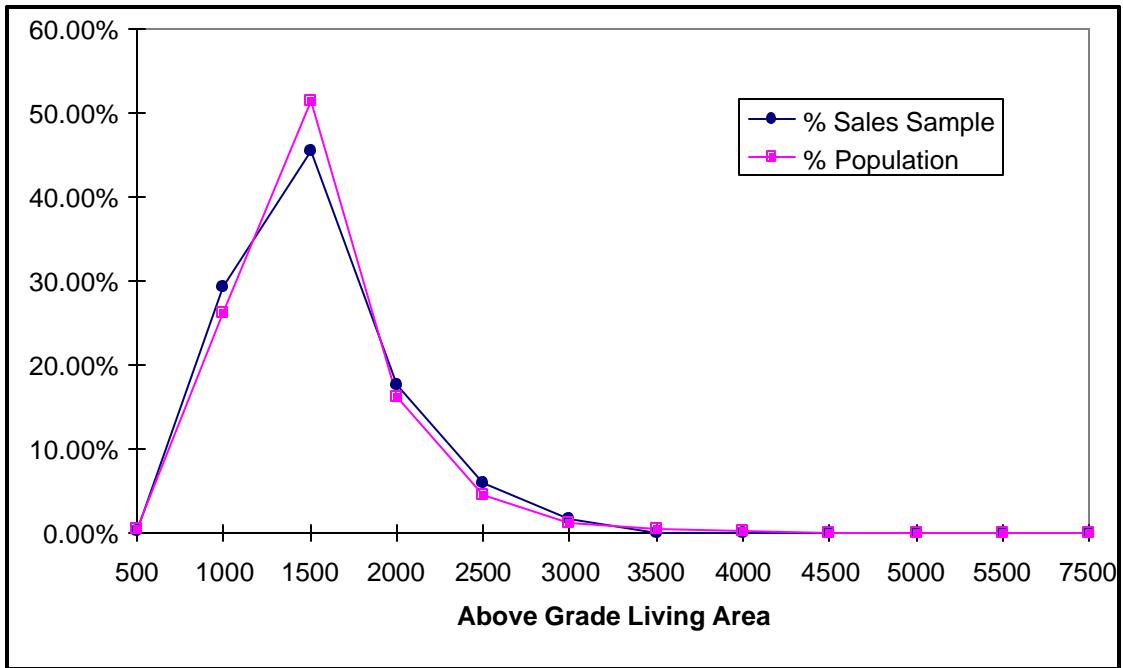


Sales of new homes built in the last four years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.13%
1000	219	29.28%
1500	340	45.45%
2000	132	17.65%
2500	44	5.88%
3000	12	1.60%
3500	0	0.00%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	748	

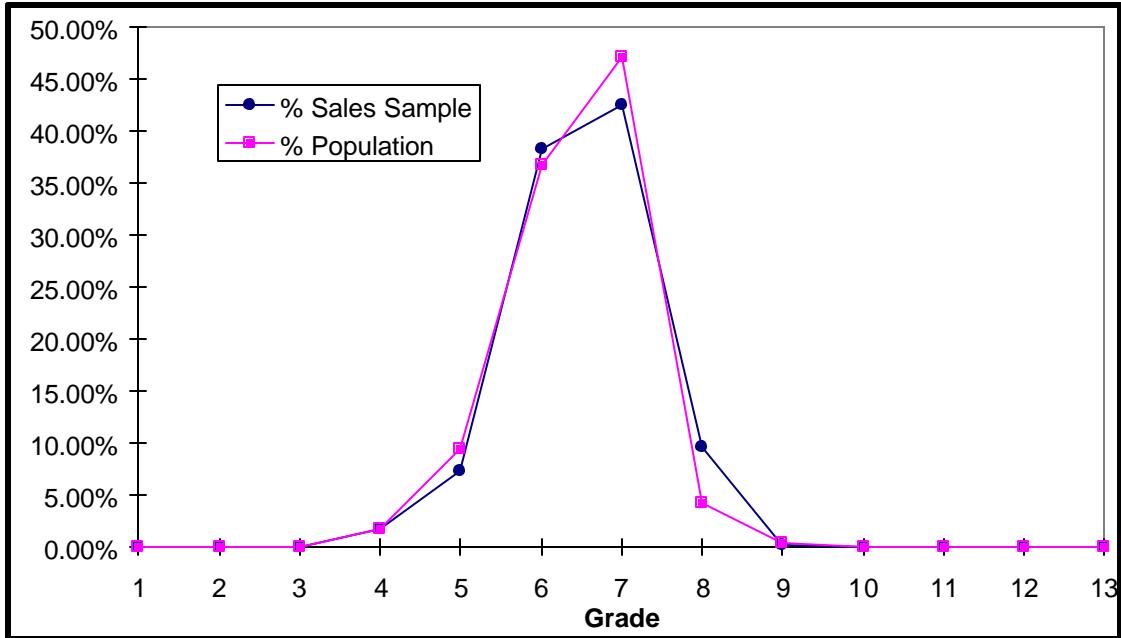
Population		
AGLA	Frequency	% Population
500	28	0.35%
1000	2072	26.26%
1500	4051	51.35%
2000	1276	16.17%
2500	343	4.35%
3000	80	1.01%
3500	25	0.32%
4000	7	0.09%
4500	4	0.05%
5000	0	0.00%
5500	0	0.00%
7500	3	0.04%
	7889	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

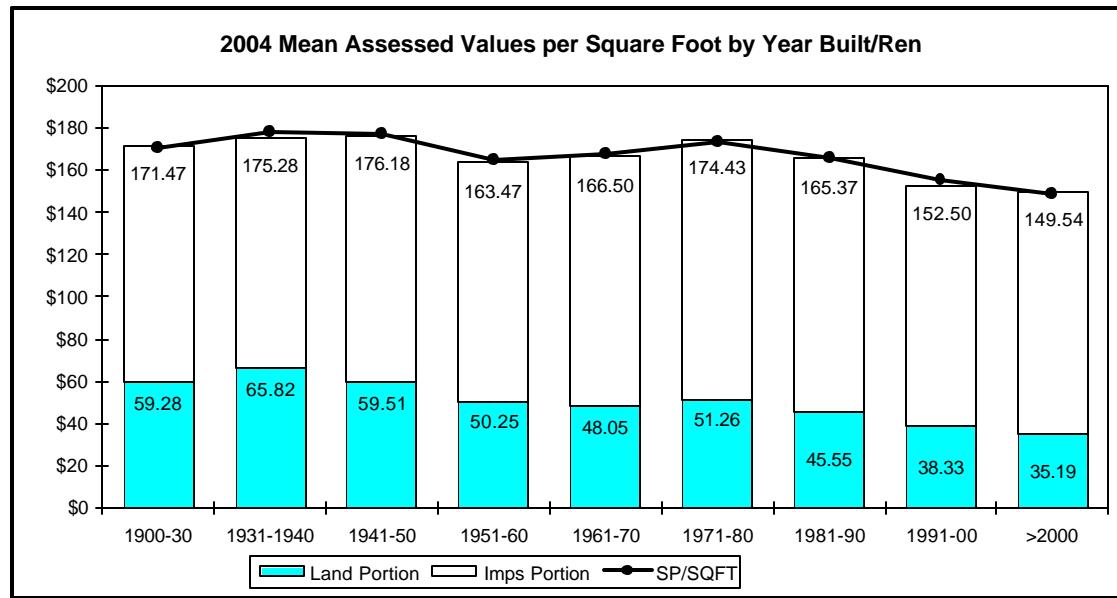
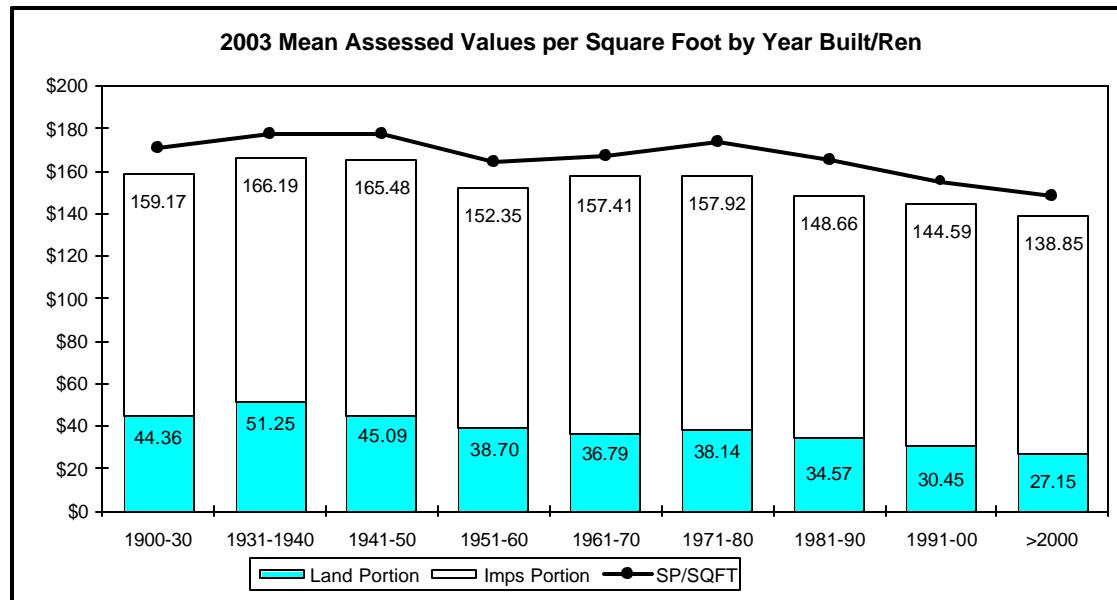
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	7	0.09%
4	14	1.87%	4	138	1.75%
5	55	7.35%	5	752	9.53%
6	286	38.24%	6	2900	36.76%
7	319	42.65%	7	3718	47.13%
8	72	9.63%	8	331	4.20%
9	2	0.27%	9	37	0.47%
10	0	0.00%	10	5	0.06%
11	0	0.00%	11	1	0.01%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
748			7889		



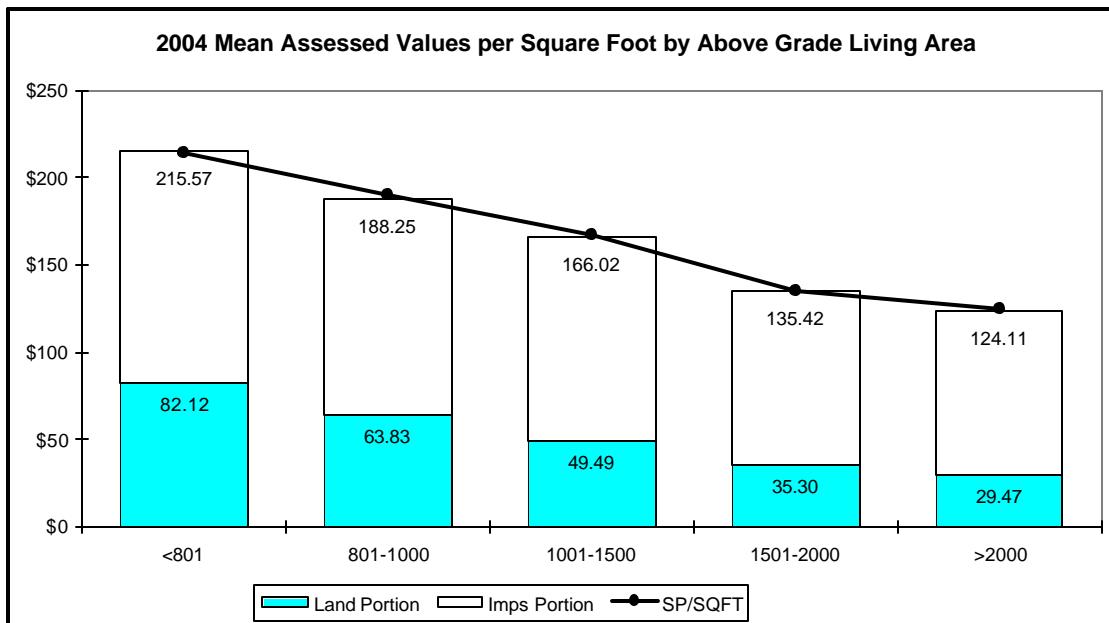
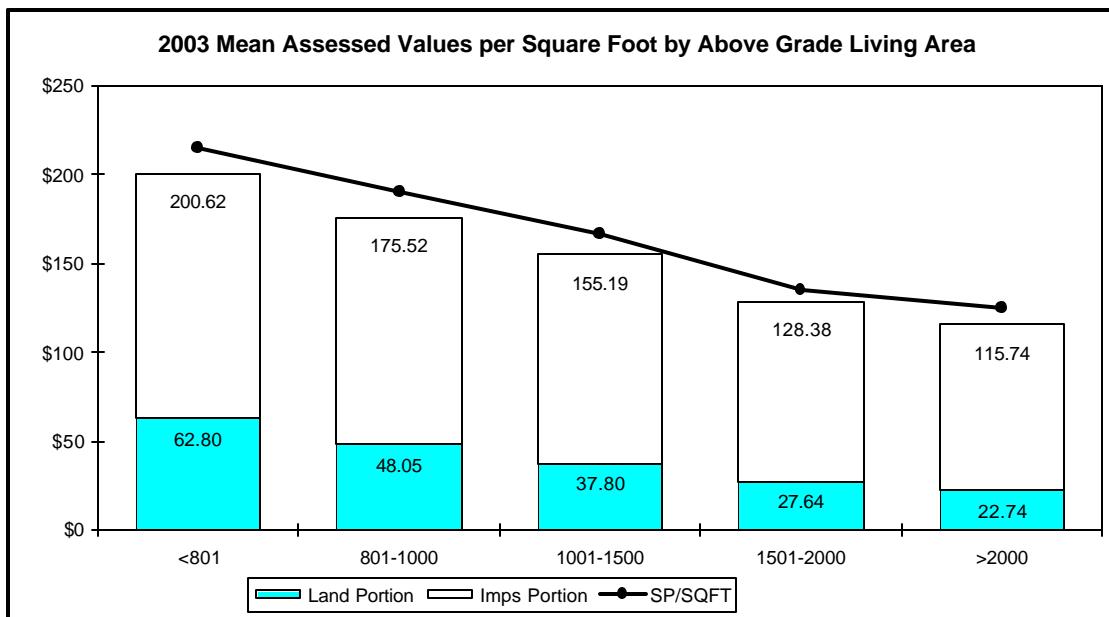
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2003 and 2004 Per Square Foot Values by Year Built or Year Renovated



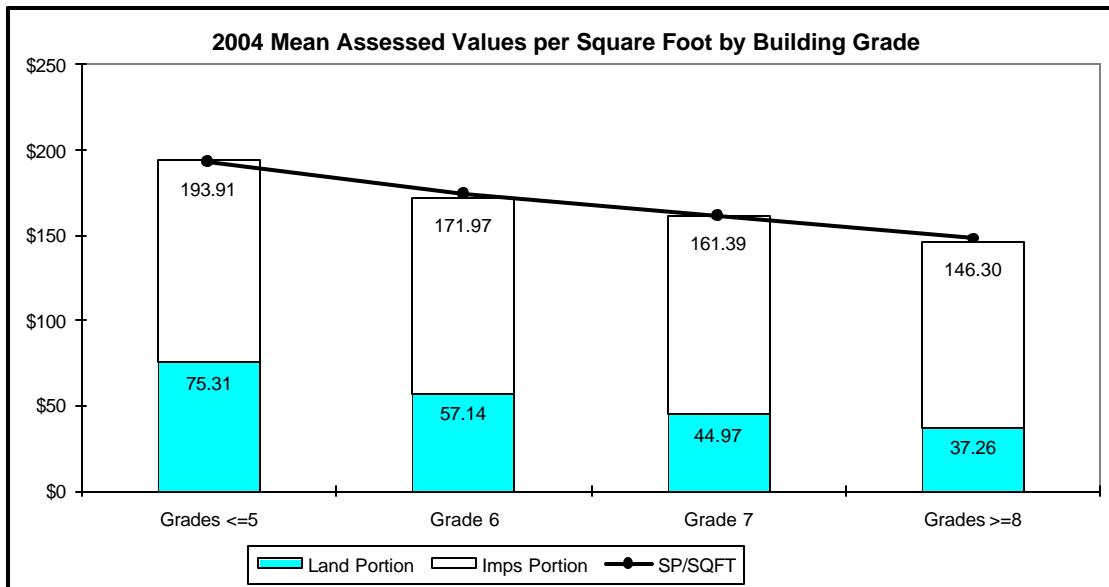
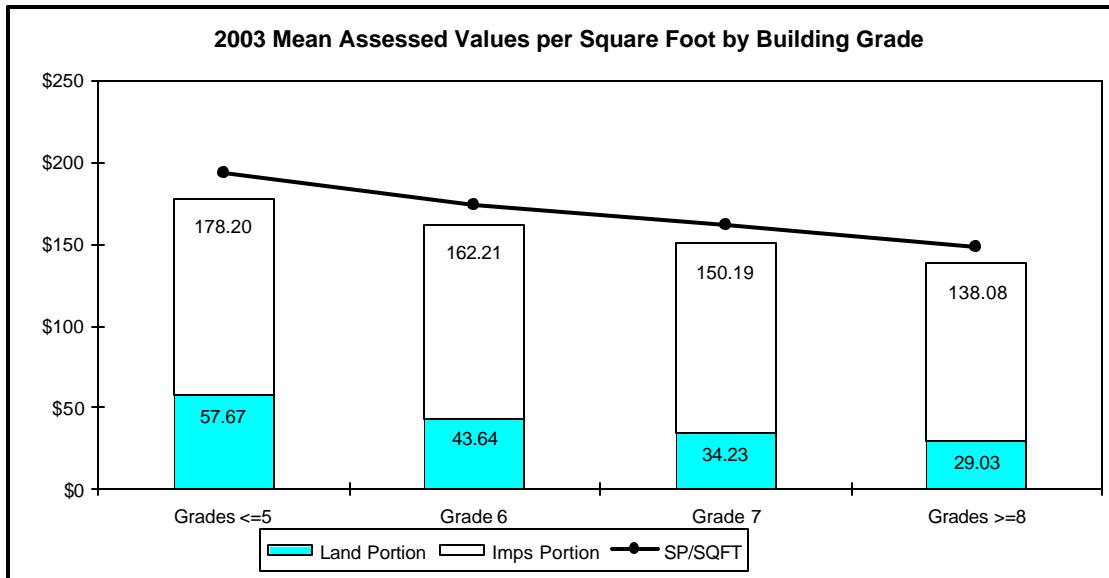
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2003 and 2004 Per Square Foot Values by Above Grade Living Area



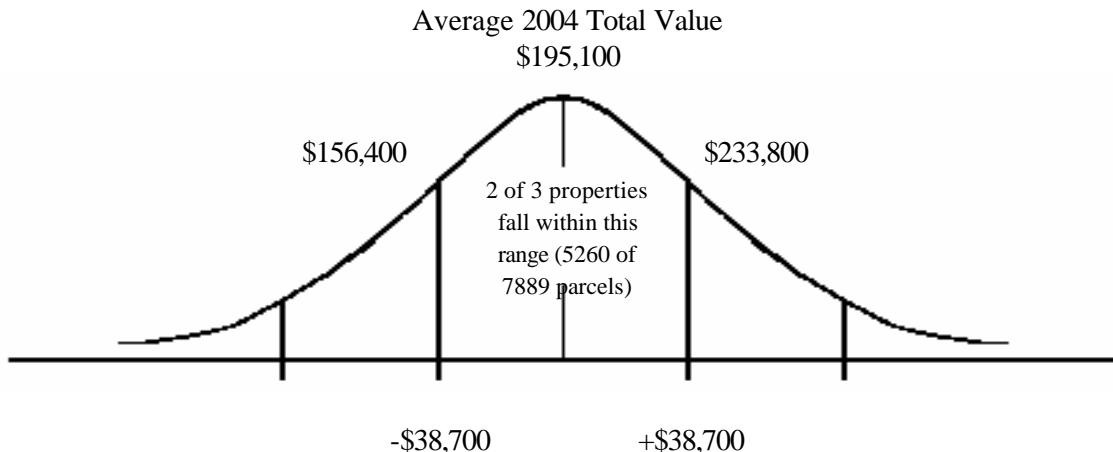
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2003 and 2004 Per Square Foot Values by Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Population Summary



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2003 or 2004 improvement values of \$10,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

Analysis Process

Highest and Best Use Analysis

As if vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

As if improved: Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy: Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

Special Assumptions, Departures and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/2002 to 1/2004 (at minimum) were considered in all analyses.
- No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of two years of market information without time adjustments averaged any net changes over that time period.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

Identification of the Area

Name or Designation:

Boulevard / Riverton

Boundaries:

This area is bounded by I-5 on the east, Highway 518 on the south and Highway 509 on the west and by the Seattle city limits spanning the Duwamish waterway on the north.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 24 includes the areas north of Sea Tac and east of Burien. It includes Allentown, Riverton Heights, Boulevard Park, Foster, and part of Tukwila west of I-5. Since it is bounded by several main highway arterials, it has easy access to goods and services. However, the Sea Tac Airport, freeway noise, and various commercial activity centers adversely affect this area. It is generally made up of grade 6 through 7 homes, built mainly from 1950 through 1970.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2004 recommended values. This study benchmarks the current assessment level using 2003 posted values. The study was also repeated after application of the 2004 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 9.05% to 8.04%.

Scope of Data

Land Value Data:

Vacant sales from 1/2002 to 1/2004 were given primary consideration for valuing land. There were a sufficient number of vacant land sales to utilize the direct sales comparison approach for land valuation. The majority of vacant sales used were vacant in-fill lots scattered throughout the area and a limited number of new plat sales. All land sales were verified by field review and additional buyer or seller contact when possible.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Removed" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principle improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

Land Model

Model Development, Description and Conclusions

There are 9,266 parcels in Area 24, of which 12% are vacant. The majority of the parcels are located in older, established plats and 16% are tax lots.

There were a sufficient number of vacant lot sales to use as the basis for land valuation. The market indicated a value of \$60,000 for a typical lot. Downward market adjustments of \$10,000 were considered in sub-areas 24-2, Allentown, and 24-3, west of Highway 509. These neighborhoods are influenced by commercial and industrial activity.

There are waterfront properties located on the Duwamish River in Allentown and a small portion of the South Park neighborhood that is part of sub-area 24-2. The recent availability of sewers in Allentown has resulted in typical or larger lots being subdivided into small narrow lots.

There were a limited number of newer subdivisions throughout the Riverton/Boulevard area. These were handled by individual upward plat adjustments to account for the amenities associated with new plats. It was determined the market acted positively to the continuity of sidewalks, sewers, curbs, gutters and underground wiring. There were two small plats in sub-area 24-1 that are afforded a unique golf course community and required an upward adjustment due to location to the golf course or private greenbelt.

Any territorial and mountain views of significance were additionally adjusted for in the land values.

Area 24 is in close proximity to the City of Seattle, transportation hubs and regional shopping centers. Because of the lack of developable land in King County within close proximity to City Centers, the Boulevard/Riverton area's larger than typical sites and acreage are beginning to change from one site to multiple sites.

There were few acreage sales available however, it appears the market is starting to use sites that previously may not have been financially feasible or maximally productive to develop. When there were market indicators that development was underway, the land was valued as subdividable. If it could not be determined that development of larger sites was imminently feasible, subdivision was not considered.

There continues to be uncertainty and speculation over what effects the proposed airport expansion would have on this area. The Port of Seattle Noise Remedy Program and Sound Insulation Program for qualified properties within delineated boundaries is completed. Market activity in these areas has not indicated specific negative impacts on market value, as the general area as a whole is affected and is considered in all of the sales used to arrive at market value.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Land Value Model Calibration

Base Lot Values: 24-1, 24-3, 24-4, 24-5, 24-6 & 24-10

<u>Lot Size</u>	<u>Site Value</u>	Developable Acreage: Land value considers number of potential building sites less 40-50% development costs.
4000 – 6500 Sq Ft	\$55,000	
6501 – 15000 Sq Ft	\$60,000	
15001 – 22000 Sq Ft	\$65,000	
22001 – 27000 Sq Ft	\$70,000	
27001 – 32000 Sq Ft	\$75,000	
32000 – 1 Acre	\$80,000	
>1 Acre – 1.25 Acre	\$90,000	
>1.25 Acre – 1.50 Acre	\$100,000	
>1.50 Acre – 1.75 Acre	\$110,000	
>1.75 Acre – 2.00 Acre	\$120,000	
Adjustment to Base Lot Values In 24-3, West of I-509	-	
	\$10,000	

Base Lot Values: 24-2

<u>Lot Size</u>	<u>Site Value</u>
2500 – 4500 Sq Ft	\$40,000
4501 – 6500 Sq Ft	\$45,000
6501 – 10000 Sq Ft	\$50,000
10001 – 15000 Sq Ft	\$55,000
15001 – 22000 Sq Ft	\$60,000
22001 – 27000 Sq Ft	\$65,000
27001 – 32000 Sq Ft	\$70,000
32001 – 1 Acre	\$75,000

Riverfront = Base Land + \$10,000, + \$200 per Wff

Plat Adjustments to Above Base Lot Values:

24-1 Plat 327590	Hidden Valley Addn	+ \$15,000
24-1 Plat 327600	Hidden Valley Sup	+ \$10,000
24-5 Plat 261200	Fosterview Estates	+ \$10,000
24-6 Plat 638855	Olympic View Estates	+ \$10,000
24-10 Plat 261000	Foster Heights	+ \$20,000
24-10 Plat 779640	Silverview	+ \$25,000

Additional Adjustments:

Avg Mountain/Territorial View	+ \$5,000
Good Mountain/Territorial View	+ \$10,000
Arbor Lake Waterfront	+ \$200 per Wff
Heavy Traffic	- \$5,000
Extreme Traffic	- \$10,000
External Nuisance	- \$5,000 - \$10,000
Restricted Access	- \$15,000
No Sewer – Vacant	- \$10,000
Unbuildable Lots	\$1,000 - \$20,000 depending on size
Topography/Water Problems	- 5% - 50%

Vacant Sales Used In This Physical Inspection Analysis
Area 24

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	042304	9180	02/14/03	146000	36000	N	N
1	052304	9175	10/08/03	40000	12500	N	N
1	092304	9176	09/10/03	180000	7500	N	N
1	336140	0035	05/22/03	150000	45738	N	N
1	336140	0660	09/23/02	60500	4080	N	N
2	017900	0480	06/07/02	43000	3000	N	N
2	017900	0805	09/08/03	119000	4000	N	N
2	017900	0880	07/15/02	37500	3000	N	N
2	017900	0885	07/15/02	37500	3000	N	N
2	017900	0950	12/18/02	38000	3000	N	N
2	017900	1725	09/26/02	20000	3000	N	N
3	144640	1035	12/16/03	70000	6626	N	N
3	144640	3750	09/15/03	20000	6593	N	N
3	144680	0825	01/02/03	50000	6650	N	N
3	144680	0830	01/14/03	50000	6650	N	N
3	144720	0015	12/27/02	55000	19871	N	N
3	172304	9103	04/23/02	63000	17010	N	N
3	172304	9366	08/06/03	55000	10125	N	N
3	603140	0106	01/28/02	62000	13356	N	N
3	801920	0635	08/12/03	50000	9775	N	N
4	382600	0165	06/07/02	60000	8100	N	N
4	608300	0019	10/22/02	68000	10564	N	N
4	608300	0019	01/15/03	70500	10564	N	N
4	735960	0290	04/12/02	23500	22000	N	N
4	814860	0040	10/22/03	159000	8709	N	N
5	734060	0540	02/05/03	195000	100188	N	N
5	735960	0155	01/07/02	55000	9051	N	N
6	172304	9595	06/19/03	70000	9233	N	N
6	212304	9142	05/03/02	51000	7800	N	N
6	212304	9226	01/03/03	57500	11700	N	N
6	603000	0035	11/05/03	75000	7763	N	N
10	004000	0512	04/02/03	80000	6902	Y	N
10	004000	0514	07/08/03	97000	8519	Y	N
10	537920	0141	06/19/02	100000	10197	N	N
10	537980	0078	05/10/02	50000	8850	N	N
10	537980	0471	12/09/03	104500	8000	N	N
10	537980	4280	10/31/03	68000	8400	N	N
10	537980	4282	08/01/03	64000	8400	Y	N
10	538160	0091	03/18/02	35000	10388	N	N

Vacant Sales Removed From This Physical Inspection Analysis
Area 24

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
10	004200	0147	11/07/03	36750	NO MARKET EXPOSURE;
4	025700	0004	04/30/02	6725000	MULTI-PARCEL SALE;
4	025700	0059	05/22/02	21500	PARTIAL INTEREST (1/3, 1/2, Etc.);
1	042304	9074	02/18/03	160000	GOVERNMENT AGENCY;
1	079700	0314	10/01/03	227000	MULTI-PARCEL SALE;
3	079800	0117	06/13/03	36500	NO MARKET EXPOSURE;
3	144640	3790	10/23/02	38000	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	144680	0396	02/08/02	54000	NO MARKET EXPOSURE; TENANT;
3	172304	9103	10/24/02	70000	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	172304	9207	02/04/03	25000	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	172304	9366	05/14/03	15000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
6	212304	9584	01/23/02	127149	RELATED PARTY, FRIEND, OR NEIGHBOR;
10	537920	0200	12/30/03	140000	NON-REPRESENTATIVE SALE
3	603140	0074	10/11/02	14000	RELATED PARTY, FRIEND, OR NEIGHBOR;
4	608300	0142	11/11/03	28318	QUIT CLAIM DEED;
4	735960	0497	04/19/02	80105	BANKRUPTCY - RECEIVER OR TRUSTEE;
4	735960	0497	11/06/02	85000	BANKRUPTCY - RECEIVER OR TRUSTEE;
5	736060	0531	11/06/02	44000	BANKRUPTCY - RECEIVER OR TRUSTEE
5	736060	0531	09/02/03	52000	NO MARKET EXPOSURE;
3	801860	0191	05/01/02	40000	GOVERNMENT AGENCY;
3	801860	0230	05/07/02	67800	FORCED SALE;
3	801860	0723	02/24/03	49950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
3	801920	1110	03/14/02	33000	EXEMPT FROM EXCISE TAX; STATEMENT TO DOR;

Improved Parcel Total Value Model:

Model Development, Description and Conclusions

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2002 to 1/2004 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

Most homes in this area were built between 1950 and 1970. There has been some new construction activity in the last few years in a couple new sub-divisions and in-fill lots. Particularly in sub-area 24-2 where sewer is recently available, parcels are actively being sub-divided into small lots for development and construction of skinny houses. Although there is potential for subdivision of larger lots in other sub-areas, the market did not indicate a clear trend.

Views in this area are few and of minimal quality. Additional adjustments were considered during model specification and it was determined that land values adequately account for view amenities.

Neighborhoods were analyzed to ensure equalization and that neighborhood amenities recognized in the market were also accounted for in the model. Three neighborhood specifications were made as a result of this analysis and are included in the improved total value model (Fosterview Estates, Ords J F Home Tr, and Stimson Park Div 1.)

As expected, the model performed best on parcels which are well represented in the sales sample and did not perform as well for those narrowly represented.

There were few sales available for parcels in poor condition, for grades less than 4, for minimal homes on acreage, or for parcels with multiple improvements. The lack of sales made it impossible to develop a specification within the model for these strata. These were valued using Replacement Cost New Less Depreciation (RCNLD) plus land. Parcels with multiple improvements used total EMV for the primary improvement, plus RCNLD for additional improvements.

The model did not perform well for parcels in fair condition or for parcels with grade greater than 8. For parcels that were under represented in the sales sample, the appraiser could consider using the cost approach or make market based adjustments to EMV. Ultimately, appraiser judgment was the most critical factor in selecting values for all parcels.

The total value model for this area is characteristic based and is included in the Model Calibration section of this report.

Improved Parcel Total Value Model Calibration

Estimated Market Value Equation

Variable		Coefficient
Intercept		*
If in Plat 261200 (Fosterview Estates) then	1	*
If in Plat 640460 (Ords J F Home Tr) then	1	*
If in Plat 801860 (Stimson Park Div 1) then	1	*
LN(BaseLand/1000)		*
LN Age (2005 - Year Built or Renovated)		*
LN(Grade)		*
If Good Condition, then	1	*
If Very Good Condition, then	1	*
LN(Total Baths + 1)		*
LN((Attached Garage + Basement Garage + Detached Garage + Carport/10) + 1)		*
LN(First Floor Square Footage/100)		*
LN((Half Floor Square Footage/100) + 1)		*
LN((Second Floor Square Footage/100) + 1)		*
LN(((Total Basement Square Footage - Basement Garage Square Footage)/100) + 1)		*
LN(((Finished Basement Grade>5)*(Finished Basement Square Footage))/100) + 1)		*
If located on River Front or Lake Front, then	1	*
		<u>0.08206606</u>
		Total

Then, EXP (Total) * 1000 = EMV
Then Truncated EMV value to the lower thousand

$$\begin{array}{ccc} \text{EMV} & = & \text{Total Value} \\ \text{Land Value} & = & \text{Base Land Value} \\ \text{Improvement Value} & = & \text{EMV} - \text{Base Land Value} \end{array}$$

EMV values were not generated for the following exceptions:

Standard Exceptions:

Lot size less than 1000 SF	Base Land Value
Building grade less than 4	RCNLD + Base Land Value
Multiple Buildings	EMV Building 1 + RCNLD Additional Buildings + Base Land Value
Accessory Improvement Only	RCNLD + Base Land Value
Building in Poor Condition	RCNLD + Base Land Value
Building in Net Condition	RCNLD + Base Land Value

Other Exceptions:

Building in Fair Condition	Total EMV * .90
Building Grade 9	Total EMV * 1.10
Building Grade 10 or higher	RCNLD + Base Land Value
Building with Accessory Cost (not parking) greater than \$20000	Add to Building EMV if greater than \$20,000
Building on larger acreage with RCNLD + Base Land Value	
Sub-division potential	

Adjustments to Total EMV are taken on the improvement value.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration.
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain.
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used In This Physical Inspection Analysis
Area 24

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
001	535720	0030	7/22/02	\$135,000	560	0	4	1937	4	11900	N	N	10440 20TH AV S	
001	042304	9069	10/28/03	\$158,000	640	0	4	1927	4	5520	N	N	1913 S 104TH ST	
001	336140	0031	6/17/03	\$127,000	670	0	4	1943	3	7200	N	N	11410 8TH AV S	
001	013300	0265	7/29/02	\$152,500	720	0	5	1930	3	7200	N	N	1231 S 101ST ST	
001	725820	0040	8/21/02	\$146,000	860	0	5	1934	4	8000	N	N	1417 S 99TH ST	
001	336140	0190	2/12/02	\$165,000	1040	0	5	1943	5	8910	N	N	11222 10TH AV S	
001	336140	1860	12/23/02	\$229,950	1200	0	5	1920	5	38400	N	N	11802 12TH AV S	
001	336140	1530	8/19/03	\$170,000	1230	0	5	1918	5	7650	N	N	1027 S 117TH ST	
001	079700	0256	5/23/02	\$173,000	720	610	6	1981	3	12000	N	N	715 S 104TH ST	
001	092304	9196	9/26/02	\$131,000	720	0	6	1920	4	6394	N	N	2412 S 116TH WY	
001	336140	1820	7/26/02	\$160,600	780	100	6	1943	3	10134	N	N	11651 16TH AV S	
001	092304	9209	3/18/03	\$184,950	790	140	6	1942	4	8100	N	N	2416 S 118TH ST	
001	336140	1832	8/27/03	\$175,750	820	0	6	1951	4	18557	N	N	11625 16TH AV S	
001	896180	0035	6/27/03	\$182,500	830	360	6	1941	3	7408	N	N	10428 18TH AV S	
001	336140	0057	9/24/02	\$188,000	840	840	6	1945	4	9520	N	N	846 S 116TH ST	
001	092304	9164	11/5/03	\$180,000	890	0	6	1937	4	8100	N	N	2405 S 118TH ST	
001	092304	9477	9/13/02	\$181,900	890	0	6	1948	4	12150	N	N	11416 ROSEBERG AV S	
001	079700	0125	8/28/03	\$169,500	910	0	6	1966	3	8330	N	N	11122 8TH PL S	
001	031600	0165	4/15/03	\$164,000	930	350	6	1941	3	7559	N	N	10871 26TH AV S	
001	031600	0135	9/6/02	\$152,000	930	0	6	1942	4	7175	N	N	10827 26TH AV S	
001	896180	0340	5/22/02	\$178,300	930	930	6	1947	3	7408	N	N	10435 20TH AV S	
001	092304	9234	12/4/02	\$170,000	950	320	6	1941	4	12500	N	N	2320 S 117TH ST	
001	092304	9388	8/27/03	\$165,000	960	0	6	1963	4	5000	N	N	2319 S 116TH PL	
001	284320	0070	4/15/02	\$169,950	960	700	6	1956	4	10725	N	N	11031 26TH AV S	
001	079700	0335	11/18/03	\$227,500	990	660	6	1941	4	16000	N	N	10841 8TH AV S	

Improved Sales Used In This Physical Inspection Analysis
Area 24

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	896180	0270	12/10/03	\$224,900	990	650	6	1941	4	7406	N	N	10611 20TH AV S
001	896180	0270	6/24/02	\$199,995	990	650	6	1941	4	7406	N	N	10611 20TH AV S
001	092304	9188	6/7/02	\$173,900	1000	100	6	1940	4	7290	N	N	2417 S 118TH ST
001	662040	0770	12/4/03	\$164,000	1080	0	6	1976	3	6600	N	N	10132 MYERS WY S
001	896180	0330	2/11/02	\$197,000	1100	500	6	1941	3	7407	N	N	10445 20TH AV S
001	896180	0120	10/29/02	\$170,000	1110	0	6	1942	4	7405	N	N	10610 18TH AV S
001	336140	0421	7/13/03	\$155,000	1230	0	6	1940	4	19500	N	N	11428 14TH AV S
001	098600	0026	11/6/03	\$240,000	1270	530	6	1938	4	17758	N	N	10856 DES MOINES MEMORIAL DR S
001	336140	1880	2/13/03	\$175,000	1270	0	6	1969	3	19200	N	N	11825 14TH AV S
001	092304	9362	11/22/02	\$170,000	1310	0	6	1922	4	14310	N	N	11630 ROSEBERG AV S
001	896180	0180	7/17/03	\$179,000	1370	0	6	1951	4	7404	N	N	10625 19TH AV S
001	336140	0092	11/25/03	\$200,000	1380	0	6	1938	4	17500	N	N	11219 10TH AV S
001	336140	1715	1/23/03	\$209,000	1470	0	6	1937	4	9720	N	N	1407 S 116TH ST
001	042304	9165	12/22/03	\$192,000	1510	0	6	1958	4	9148	N	N	10440 DES MOINES MEMORIAL DR S
001	336140	0175	10/21/03	\$263,000	1550	1210	6	1928	5	22050	N	N	1011 S 112TH ST
001	013300	0519	10/17/03	\$195,000	1610	100	6	1946	3	10000	N	N	10040 16TH AV S
001	013300	0127	8/6/02	\$204,500	1620	0	6	1928	4	9450	N	N	10003 15TH AV S
001	013300	0150	9/27/02	\$223,000	1770	1210	6	1930	4	10206	N	N	10125 16TH AV S
001	098500	0722	8/21/03	\$220,000	1840	360	6	1947	4	7700	N	N	11810 16TH AV S
001	309200	0170	11/7/02	\$195,000	840	80	7	1948	3	15750	N	N	11825 MILITARY RD S
001	336140	0620	4/9/02	\$190,000	970	300	7	1957	3	6120	N	N	1030 S 115TH ST
001	336140	0905	10/23/03	\$174,000	970	0	7	1966	4	5100	N	N	1251 S 115TH ST
001	092304	9434	6/21/02	\$175,000	980	450	7	1962	3	8432	N	N	11242 MILITARY RD S
001	098500	0714	7/29/02	\$220,000	1010	1010	7	1947	3	6300	N	N	11804 16TH AV S
001	338810	0060	12/4/02	\$209,000	1030	370	7	1962	3	8083	N	N	11822 10TH AV S
001	338811	0240	10/11/02	\$205,000	1040	520	7	1977	3	7315	N	N	11859 12TH AV S
001	535720	0042	5/16/02	\$210,000	1040	1380	7	1952	3	15400	N	N	10464 20TH AV S
001	079700	0272	7/10/03	\$217,500	1050	420	7	1961	3	10400	N	N	10439 8TH AV S
001	336140	1717	12/30/03	\$217,000	1050	0	7	1959	4	6480	N	N	11604 14TH AV S
001	278840	0315	4/23/03	\$214,000	1060	340	7	1961	4	9460	N	N	10204 9TH AV S

Improved Sales Used In This Physical Inspection Analysis
Area 24

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	336140	2051	8/14/02	\$217,000	1060	530	7	1960	3	19026	N	N	11835 10TH AV S
001	031600	0055	10/4/02	\$202,000	1100	460	7	1958	4	6993	N	N	10870 ROSEBERG AV S
001	278850	0010	6/12/03	\$196,400	1100	800	7	1961	3	8710	N	N	10803 14TH AV S
001	336140	2025	8/26/03	\$219,000	1100	1100	7	1952	3	19200	N	N	11828 8TH AV S
001	092304	9187	12/24/02	\$215,500	1120	900	7	1940	3	35960	N	N	11628 26TH AV S
001	336140	1874	7/15/03	\$213,000	1120	590	7	1966	3	14813	N	N	11841 14TH AV S
001	336140	0470	6/3/02	\$194,950	1140	300	7	1955	4	16640	N	N	11270 GLENDALE WY S
001	098600	0052	9/2/03	\$209,950	1150	190	7	1948	4	23200	N	N	10810 DES MOINES MEMORIAL DR S
001	896180	0090	6/19/03	\$215,000	1150	370	7	1977	3	7409	N	N	10423 19TH AV S
001	092304	9363	2/24/03	\$208,250	1160	490	7	1964	4	8600	N	N	11233 ROSEBERG AV S
001	896180	0335	9/26/02	\$206,000	1170	900	7	1953	3	7407	N	N	10441 20TH AV S
001	278900	0100	10/22/02	\$225,000	1190	850	7	1963	3	11700	N	N	811 S 105TH ST
001	031600	0155	12/6/02	\$227,000	1230	550	7	1988	3	7379	N	N	10855 26TH AV S
001	092304	9219	2/3/03	\$259,950	1250	750	7	2002	3	6883	N	N	11637 25TH AV S
001	336140	1738	4/23/02	\$163,000	1260	0	7	1961	3	8576	N	N	11724 14TH AV S
001	092304	9352	12/16/03	\$207,500	1290	0	7	1955	4	8277	N	N	11619 MILITARY RD S
001	336140	1261	6/6/02	\$191,800	1290	0	7	1961	4	7242	N	N	1240 S 117TH ST
001	338811	0290	9/18/03	\$224,000	1290	710	7	1967	4	8060	N	N	11840 11TH AV S
001	092304	9516	4/18/03	\$260,000	1300	770	7	2002	3	6885	N	N	11633 25TH AV S
001	042304	9093	3/19/03	\$190,000	1320	800	7	1940	3	11200	N	N	1821 S 103RD ST
001	530020	0090	1/2/02	\$219,000	1320	990	7	1961	3	7800	N	N	917 S 101ST ST
001	098600	0040	7/7/03	\$217,450	1340	1340	7	1959	3	16000	N	N	10832 DES MOINES MEMORIAL DR S
001	278700	0055	3/15/02	\$213,000	1350	340	7	1951	3	51400	N	N	10424 17TH AV S
001	042304	9076	7/25/03	\$181,000	1370	0	7	1939	3	12600	N	N	1818 S 104TH ST
001	336140	1751	6/20/02	\$214,500	1380	290	7	1948	4	18450	N	N	11828 14TH AV S
001	278820	0085	5/16/03	\$215,000	1390	0	7	1958	4	10200	N	N	10551 14TH AV S
001	424540	0065	5/6/03	\$182,000	1390	0	7	1955	3	11550	N	N	2223 S 111TH PL
001	530020	0050	6/22/03	\$260,000	1400	830	7	1968	3	10160	N	N	1010 S 102ND ST
001	336140	1886	3/10/03	\$209,000	1410	0	7	1959	3	14000	N	N	11819 14TH AV S
001	338811	0280	1/22/02	\$197,000	1410	640	7	1969	3	8060	N	N	11846 11TH AV S

Improved Sales Used In This Physical Inspection Analysis
Area 24

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	042304	9096	12/9/02	\$259,950	1420	270	7	1941	5	18000	N	N	10455 18TH AV S
001	278820	0175	6/10/02	\$223,000	1420	0	7	1956	4	9440	N	N	10215 14TH AV S
001	336140	1262	10/9/03	\$193,900	1420	0	7	1961	3	7242	N	N	1246 S 117TH ST
001	535720	0081	9/29/03	\$256,500	1470	340	7	1938	5	12700	N	N	2032 S 108TH ST
001	098500	0708	12/23/03	\$244,950	1540	1680	7	1950	3	8700	N	N	11658 16TH AV S
001	278900	0070	3/11/03	\$250,000	1620	1020	7	1963	3	7350	N	N	833 S 105TH ST
001	278700	0185	1/9/02	\$193,500	1680	0	7	1951	4	9600	N	N	1705 S 106TH PL
001	336140	1826	8/7/02	\$245,000	1710	1710	7	1963	3	10160	N	N	11643 16TH AV S
001	336140	0252	6/22/03	\$180,000	1750	0	7	1955	3	7966	N	N	1055 S 112TH ST
001	530020	0030	11/20/03	\$245,000	1760	0	7	1984	4	7800	N	N	10114 11TH AV S
001	278840	0055	4/22/03	\$215,000	1790	0	7	1958	3	8800	N	N	10229 13TH AV S
001	092304	9361	1/15/02	\$245,000	1820	0	7	2001	3	4321	N	N	11823 25TH AV SW
001	336140	0660	8/29/03	\$226,950	1830	0	7	2003	3	4080	N	N	1008 S 115TH ST
001	562420	0731	10/23/02	\$218,500	1290	800	8	1947	4	16352	N	N	10101 12TH AV S
001	013300	0165	10/21/02	\$227,000	1370	0	8	1978	3	12674	N	N	1441 S 101ST ST
001	327590	0010	1/31/02	\$270,000	2510	1480	8	1979	3	17700	N	N	10728 COUNTRY CLUB LN S
002	017900	1185	1/16/02	\$128,990	640	0	4	1933	5	6000	N	N	12240 47TH AV S
002	017900	0715	12/23/03	\$140,000	720	0	4	1943	3	12000	N	N	12228 45TH AV S
002	017900	0198	5/28/02	\$139,500	900	0	4	1930	4	3000	N	N	12223 43RD AV S
002	218500	0520	4/17/03	\$200,000	800	0	5	1997	3	2250	N	N	8108 12TH AV S
002	218500	0815	3/20/03	\$157,500	800	0	5	1908	3	5000	N	N	1217 S SOUTHERN ST
002	017900	2230	3/18/02	\$145,116	810	0	5	1948	3	7510	N	N	12560 51ST PL S
002	017900	0555	2/25/02	\$143,450	850	0	5	1921	4	5000	N	N	4408 S 124TH ST
002	017900	0830	8/28/02	\$145,000	950	0	5	1948	4	6000	N	N	12239 46TH AV S
002	017900	0350	10/2/02	\$152,500	1010	0	5	1943	4	5000	N	N	4318 S 124TH ST
002	734060	0080	4/25/02	\$214,500	1130	0	5	1918	4	22400	N	N	11734 40TH AV S
002	334740	0265	8/27/03	\$192,000	1200	0	5	1906	4	22555	N	N	11854 42ND AV S
002	017900	0615	9/23/03	\$140,000	690	0	6	1956	3	6000	N	N	12235 45TH AV S
002	017900	0080	5/29/02	\$139,000	720	300	6	1926	3	8050	N	N	12244 42ND AV S
002	334740	0355	6/18/03	\$150,000	730	0	6	1946	3	4594	N	N	4202 S 122ND ST

Improved Sales Used In This Physical Inspection Analysis
Area 24

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	218500	0795	1/29/03	\$174,500	920	120	6	1960	4	5000	N	N	1211 S SOUTHERN ST
002	334740	0335	5/15/03	\$153,000	1080	0	6	1918	4	9000	N	N	12054 42ND AV S
002	017900	1310	12/3/02	\$192,000	1100	0	6	1999	3	6000	N	N	12215 48TH AV S
002	734060	0022	9/30/03	\$218,000	1120	0	6	1934	3	16600	N	N	11928 INTERURBAN AV S
002	734060	0022	6/3/02	\$206,000	1120	0	6	1934	3	16600	N	N	11928 INTERURBAN AV S
002	017900	1040	1/14/02	\$203,000	1190	0	6	2001	3	3000	N	N	12241 47TH AV S
002	017900	1045	7/31/03	\$194,000	1190	0	6	2001	3	3000	N	N	12229 47TH AV S
002	334740	0255	9/30/03	\$205,000	1470	0	6	1907	3	22995	N	N	11850 42ND AV S
002	017900	0070	8/25/03	\$219,500	1570	0	6	1905	5	8304	N	N	12238 42ND AV S
002	017900	0140	3/5/03	\$187,500	1600	0	6	1924	5	4000	N	N	12253 43RD AV S
002	017900	0142	1/30/03	\$270,000	1330	930	7	2002	3	5000	N	N	12267 43RD AV S
002	017900	0144	2/4/03	\$265,000	1410	950	7	2002	3	5000	N	N	12275 43RD AV S
002	334740	1240	7/10/02	\$208,000	1540	0	7	1999	3	8197	N	N	12039 46TH AV S
002	017900	1290	4/12/02	\$214,000	1580	0	7	2002	3	3000	N	N	12231 48TH AV S
002	017900	1295	4/12/02	\$214,000	1580	0	7	2002	3	3000	N	N	12227 48TH AV S
002	017900	0880	5/22/03	\$229,900	1630	0	7	2003	3	3000	N	N	12203 46TH AV S
002	017900	0145	9/24/02	\$229,900	1660	0	7	2002	3	3000	N	N	12249 43RD AV S
002	017900	0151	9/3/02	\$230,000	1660	0	7	2002	3	3000	N	N	12245 43RD AV S
002	017900	0240	5/29/03	\$229,000	1680	0	7	2003	3	3000	N	N	12212 43RD AV S
002	017900	0245	5/29/03	\$229,900	1680	0	7	2003	3	3000	N	N	12214 43RD AV S
002	017900	0250	6/13/03	\$229,900	1680	0	7	2003	3	3000	N	N	12216 43RD AV S
002	017900	1267	11/8/02	\$225,000	1690	0	7	2002	3	3000	N	N	12241 48TH AV S
002	334740	0110	10/15/02	\$220,000	1730	0	7	2000	3	2900	N	N	4223 S 116TH ST
002	334740	0115	6/26/03	\$222,000	1730	0	7	2000	3	2900	N	N	4225 S 116TH ST
002	017900	0885	7/15/03	\$225,000	1750	0	7	2003	3	3000	N	N	12201 46TH AV S
002	017900	0480	12/16/02	\$226,000	1770	0	7	2002	3	3000	N	N	12222 44TH AV S
002	334740	1425	10/17/02	\$248,000	1830	0	7	2002	3	4880	N	N	4622 S 122ND ST
002	017900	1275	11/26/03	\$226,000	1860	0	7	2003	3	3000	N	N	12233 48TH AV S
002	017900	0320	7/22/02	\$243,000	1870	0	7	1997	3	5000	N	N	4304 S 124TH ST
003	144640	1905	5/28/02	\$146,000	720	0	4	1948	5	6609	N	N	13036 3RD AV S

Improved Sales Used In This Physical Inspection Analysis
Area 24

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	079500	0980	9/10/02	\$123,000	550	0	5	1948	4	5650	N	N	11008 4TH AV S
003	144640	2050	4/3/03	\$144,250	710	0	5	1946	4	6650	N	N	12809 4TH AV S
003	144640	1895	9/16/02	\$164,300	760	0	5	1964	4	6600	N	N	13026 3RD AV S
003	144640	3985	3/27/03	\$156,000	800	0	5	1942	4	6624	N	N	12921 8TH AV S
003	144640	1770	11/25/02	\$160,000	800	0	5	1947	4	6593	N	N	13237 4TH AV S
003	144640	3460	8/12/03	\$126,716	800	0	5	1945	3	6600	N	N	13441 7TH AV S
003	144640	2345	9/23/02	\$185,000	870	0	5	1942	4	9607	N	N	13236 4TH AV S
003	603140	0158	7/16/03	\$156,560	880	0	5	1930	5	6714	N	N	1419 S 129TH ST
003	098500	0786	3/21/03	\$178,500	1020	1020	5	1991	3	9230	N	N	12010 16TH AV S
003	144640	1560	8/21/02	\$169,950	1020	0	5	1994	3	6593	N	N	13240 3RD AV S
003	603140	0050	5/23/03	\$180,000	1200	0	5	1946	3	13427	N	N	1217 S 128TH ST
003	801920	0395	5/9/03	\$149,500	620	0	6	1926	3	14750	N	N	12463 12TH AV S
003	079700	0040	11/4/02	\$137,000	650	0	6	1952	3	10950	N	N	11615 8TH AV S
003	144640	4035	2/22/02	\$128,000	720	0	6	1950	3	6732	N	N	717 S 128TH ST
003	079500	0625	6/26/03	\$168,500	750	0	6	1949	3	6250	N	N	10853 3RD AV S
003	144680	0680	3/20/02	\$151,600	760	0	6	1952	3	6650	N	N	12629 2ND AV S
003	079500	1405	3/20/03	\$170,000	770	0	6	1948	4	9450	N	N	10876 5TH AV S
003	098500	0970	3/18/02	\$149,500	770	0	6	1942	3	10000	N	N	12424 16TH AV S
003	144640	2380	7/29/02	\$164,995	770	0	6	1942	4	14400	N	N	13412 4TH AV S
003	144640	0647	5/22/03	\$125,000	770	0	6	1951	3	7786	N	N	146 S 136TH ST
003	746000	0025	12/10/03	\$160,000	770	0	6	1951	4	7156	N	N	1226 S 130TH PL
003	011100	0190	12/15/03	\$165,000	780	0	6	1937	4	9750	N	N	834 S 136TH ST
003	079500	1080	9/23/02	\$155,000	780	600	6	1948	3	6250	N	N	10823 5TH AV S
003	079500	1145	9/5/02	\$172,000	780	0	6	1943	4	5600	N	N	11050 4TH AV S
003	144640	3415	4/22/02	\$139,950	780	0	6	1949	4	6600	N	N	13434 6TH AV S
003	603140	0010	11/21/03	\$146,900	780	0	6	1949	3	8056	N	N	1436 S 129TH ST
003	603140	0015	5/16/02	\$133,556	780	0	6	1949	3	8056	N	N	1424 S 129TH ST
003	801860	0275	2/7/02	\$150,000	780	0	6	1923	3	9888	N	N	1447 S 124TH ST
003	801920	0360	8/26/02	\$146,000	780	0	6	1958	4	10064	N	N	12431 12TH AV S
003	098500	1015	10/11/02	\$149,950	790	0	6	1942	3	13062	N	N	1641 S 124TH ST

Improved Sales Used In This Physical Inspection Analysis
Area 24

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	144640	3890	9/3/03	\$172,500	790	0	6	1944	4	7128	N	N	13040 7TH AV S
003	144760	0505	9/6/02	\$195,000	790	500	6	1942	3	13250	N	N	12045 3RD AV S
003	678720	0020	8/23/02	\$176,750	800	0	6	1942	4	8246	N	N	12451 10TH AV S
003	144640	0665	3/19/03	\$175,000	810	0	6	1930	4	6581	N	N	13439 2ND AV S
003	079500	0555	12/30/03	\$155,000	820	0	6	1948	3	7500	N	N	11048 2ND AV S
003	079500	0745	1/28/03	\$151,000	820	0	6	1953	3	5500	N	N	10836 3RD AV S
003	144640	3115	12/27/02	\$165,000	820	0	6	1952	3	9900	N	N	12922 6TH AV S
003	079800	0262	3/18/03	\$167,000	830	0	6	1989	3	9030	N	N	11603 5TH AV S
003	144640	2370	10/28/03	\$162,000	830	0	6	1949	4	14403	N	N	13264 4TH AV S
003	144760	0005	7/22/02	\$180,000	830	310	6	1941	4	23000	N	N	12004 5TH AV S
003	079500	0820	4/16/03	\$172,950	840	0	6	1951	4	9000	N	N	322 S 112TH ST
003	079500	1610	8/26/02	\$150,000	840	0	6	1949	3	6250	N	N	216 S 108TH PL
003	801860	0750	9/12/03	\$158,000	840	0	6	1948	3	14650	N	N	12428 12TH AV S
003	801860	0106	5/31/02	\$130,000	840	0	6	1932	4	9360	N	N	12253 16TH AV S
003	079600	0150	3/5/03	\$163,800	850	400	6	1941	4	12500	N	N	11431 OCCIDENTAL AV S
003	098500	1133	11/22/02	\$147,950	860	0	6	1954	3	11100	N	N	12624 16TH AV S
003	144680	0461	7/17/03	\$157,500	860	0	6	1952	3	6500	N	N	12453 OCCIDENTAL AV S
003	144640	1189	10/2/03	\$172,500	870	0	6	1942	4	6600	N	N	13017 3RD AV S
003	079500	1000	6/18/02	\$185,000	880	0	6	1970	4	5740	N	N	11030 4TH AV S
003	079500	0565	3/12/03	\$150,000	890	0	6	1948	3	7500	N	N	11060 2ND AV S
003	079800	0080	6/28/02	\$179,000	890	0	6	1942	4	26400	N	N	11620 5TH AV S
003	801860	0657	10/6/03	\$202,000	890	160	6	1999	3	6036	N	N	12654 12TH AV S
003	144640	3870	7/31/03	\$175,000	900	0	6	1944	4	7128	N	N	13018 7TH AV S
003	079500	0490	4/26/02	\$162,500	910	0	6	1948	3	6250	N	N	10808 2ND AV S
003	603140	0041	1/8/03	\$175,000	920	0	6	1942	3	13427	N	N	1235 S 128TH ST
003	172304	9008	11/4/03	\$164,000	930	0	6	1938	4	8665	N	N	13426 12TH AV S
003	172304	9502	6/18/03	\$172,650	930	0	6	1943	5	8125	N	N	12912 8TH AV S
003	144640	3805	7/28/03	\$186,000	940	0	6	1944	4	7182	N	N	12808 7TH AV S
003	079800	0020	4/28/03	\$184,950	950	180	6	1946	3	24300	N	N	11252 5TH AV S
003	144640	3270	7/28/03	\$169,000	950	0	6	1944	4	7150	N	N	12845 7TH AV S

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Area 24

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	144640	0215	10/8/03	\$169,500	960	0	6	1955	3	6250	N	N	12837 OCCIDENTAL AV S
003	079500	1390	8/26/02	\$160,000	970	0	6	1964	3	6202	N	N	510 S 111TH ST
003	079800	0393	9/11/03	\$185,000	970	0	6	1973	3	7550	N	N	11206 4TH PL S
003	144640	1350	5/27/03	\$152,000	970	0	6	1970	3	6600	N	N	13408 2ND AV S
003	144640	0450	5/2/02	\$164,000	970	0	6	1968	3	6211	N	N	13253 OCCIDENTAL AV S
003	801860	0005	7/23/02	\$197,435	970	210	6	1926	4	10366	N	N	12003 16TH AV S
003	801920	0320	9/12/03	\$183,000	980	0	6	1935	3	17041	N	N	1027 S 124TH ST
003	144640	1845	7/9/03	\$210,000	990	510	6	1970	3	6621	N	N	12836 3RD AV S
003	144640	0730	2/5/02	\$155,000	990	0	6	1942	3	9900	N	N	13239 2ND AV S
003	079500	0345	1/13/03	\$196,000	1000	900	6	1946	3	6250	N	N	11018 OCCIDENTAL AV S
003	079500	1075	5/22/02	\$182,500	1000	0	6	1955	3	5875	N	N	10833 5TH AV S
003	144680	0665	5/20/02	\$175,000	1000	0	6	1951	3	6650	N	N	12645 2ND AV S
003	144640	1175	5/13/03	\$173,500	1010	0	6	1955	4	6600	N	N	13041 3RD AV S
003	746000	0030	2/18/03	\$176,000	1020	0	6	1950	4	7156	N	N	1304 S 130TH PL
003	079500	0190	7/7/03	\$195,000	1030	0	6	1941	3	12500	N	N	11017 OCCIDENTAL AV S
003	801860	0375	9/10/02	\$180,000	1050	0	6	1930	4	7250	N	N	12611 16TH AV S
003	144640	1800	5/22/02	\$193,950	1060	640	6	1945	4	8202	N	N	319 S 132ND ST
003	801860	0045	1/27/03	\$190,000	1060	1060	6	1962	3	12225	N	N	12049 16TH AV S
003	172304	9248	6/27/03	\$174,000	1070	0	6	1949	3	10366	N	N	13205 DES MOINES MEMORIAL DR S
003	144640	3845	3/21/02	\$169,000	1080	0	6	1944	3	7154	N	N	12850 7TH AV S
003	144640	3880	2/25/02	\$184,500	1100	0	6	1944	4	7128	N	N	13030 7TH AV S
003	172304	9290	10/13/03	\$208,900	1100	0	6	2003	3	7371	N	N	13302 14TH AV S
003	144640	1015	10/21/03	\$175,000	1120	0	6	1946	4	6626	N	N	12805 2ND AV S
003	801860	0320	5/13/03	\$165,000	1120	0	6	1945	4	14450	N	N	12415 16TH AV S
003	079800	0586	5/27/03	\$152,999	1130	0	6	1952	3	9660	N	N	11816 OCCIDENTAL AV S
003	172304	9516	10/16/03	\$185,000	1130	0	6	1936	4	12642	N	N	1212 S 136TH ST
003	801860	0041	4/17/02	\$150,000	1130	0	6	1950	4	9295	N	N	12043 16TH AV S
003	144640	0880	4/23/03	\$204,000	1160	0	6	1950	5	6600	N	N	13044 OCCIDENTAL AV S
003	011100	0040	8/22/02	\$180,000	1170	0	6	1938	3	22116	N	N	13257 12TH AV S
003	079800	0550	12/19/02	\$219,500	1170	500	6	1941	3	21040	N	N	11612 OCCIDENTAL AV S

Improved Sales Used In This Physical Inspection Analysis
Area 24

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	144760	0470	7/10/03	\$190,000	1220	0	6	1950	3	11305	N	N	422 S 124TH ST
003	144640	0850	6/18/03	\$195,500	1230	0	6	1989	3	6600	N	N	13016 OCCIDENTAL AV S
003	603140	0013	5/28/02	\$155,000	1230	0	6	1949	4	8056	N	N	1432 S 129TH ST
003	801860	0400	11/25/02	\$190,000	1230	140	6	1950	3	29000	N	N	12639 16TH AV S
003	801860	0645	9/23/03	\$165,950	1240	0	6	1951	3	7500	N	N	1234 S 128TH ST
003	144640	0605	3/21/02	\$159,000	1260	0	6	1956	3	6600	N	N	13420 OCCIDENTAL AV S
003	144760	0437	9/12/03	\$184,950	1260	0	6	2003	3	13000	N	N	12225 5TH AV S
003	801920	0760	9/22/03	\$207,300	1260	0	6	2003	3	10153	N	N	12705 9TH AV S
003	079500	0475	1/28/02	\$193,500	1270	0	6	1946	3	10500	N	N	10807 2ND AV S
003	079500	1615	2/14/02	\$163,000	1270	0	6	1956	3	6250	N	N	222 S 108TH PL
003	144640	1146	6/27/03	\$237,000	1290	0	6	1936	5	13475	N	N	13064 2ND AV S
003	079500	0650	3/22/02	\$183,000	1300	0	6	1946	3	12250	N	N	10827 3RD AV S
003	603140	0070	5/30/02	\$240,000	1300	300	6	1942	5	13400	N	N	1025 S 128TH ST
003	172304	9193	7/8/02	\$177,500	1320	0	6	1924	4	10125	N	N	13325 DES MOINES MEMORIAL DR S
003	144680	0485	9/4/03	\$182,500	1330	0	6	1950	3	9382	N	N	12431 OCCIDENTAL AV S
003	801860	0885	3/26/03	\$180,000	1350	0	6	1929	3	7500	N	N	12235 14TH AV S
003	144760	0050	7/21/03	\$175,000	1370	870	6	1943	4	19600	N	N	12224 5TH AV S
003	079500	0605	9/14/02	\$158,000	1380	0	6	1949	3	6250	N	N	11033 3RD AV S
003	144640	1720	4/24/02	\$184,500	1410	0	6	1941	3	9879	N	N	13421 4TH AV S
003	144760	0065	7/10/02	\$175,000	1410	0	6	1943	3	11466	N	N	524 S 124TH ST
003	801860	0280	4/22/02	\$190,000	1450	270	6	1942	4	12384	N	N	1439 S 124TH ST
003	801860	0470	11/8/02	\$215,000	1490	1150	6	1928	4	15000	N	N	12610 14TH AV S
003	079800	0185	3/22/02	\$215,000	1550	0	6	1939	4	17700	N	N	11846 3RD AV S
003	144640	3955	1/28/02	\$222,500	1580	0	6	1948	4	9900	N	N	13019 8TH AV S
003	079500	0660	6/3/03	\$187,000	1600	0	6	1949	3	6250	N	N	10815 3RD AV S
003	172304	9185	5/19/03	\$202,950	1640	0	6	1942	4	17732	N	N	12901 10TH AV S
003	801860	0895	7/22/02	\$168,300	1650	0	6	1942	3	15000	N	N	12247 14TH AV S
003	098500	0870	8/20/03	\$230,000	1680	0	6	1932	5	14200	N	N	12230 16TH AV S
003	801860	0770	10/21/03	\$242,000	1820	0	6	1925	4	21384	N	N	1211 S 124TH ST
003	172304	9052	9/25/03	\$247,500	2090	0	6	1928	5	14435	N	N	13119 DES MOINES MEMORIAL DR S

Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	678720	0010	8/27/03	\$196,000	850	750	7	1943	3	7980	N	N	12421 10TH AV S
003	011100	0355	5/24/02	\$161,900	920	0	7	1957	3	11432	N	N	1032 S 136TH ST
003	011100	0350	2/4/02	\$166,000	920	0	7	1943	3	22050	N	N	1040 S 136TH ST
003	144640	3145	7/1/02	\$170,000	940	300	7	1950	3	9900	N	N	13020 6TH AV S
003	801860	0250	1/7/03	\$162,000	940	0	7	1933	4	8690	N	N	12010 14TH AV S
003	079500	1105	11/17/03	\$189,000	950	950	7	1948	3	6700	N	N	11016 5TH AV S
003	144640	3492	9/19/02	\$169,900	970	0	7	1966	3	6600	N	N	13407 7TH AV S
003	144640	0725	4/7/03	\$176,000	970	0	7	1965	3	6600	N	N	13243 2ND AV S
003	144640	0595	2/12/03	\$165,000	970	0	7	1967	4	6600	N	N	13412 OCCIDENTAL AV S
003	801860	0431	5/9/02	\$190,000	1010	700	7	1937	4	10800	N	N	12648 14TH AV S
003	801860	0300	6/25/02	\$184,000	1010	0	7	1959	2	10450	N	N	1421 S 124TH ST
003	144640	0615	10/10/03	\$194,950	1030	600	7	1967	3	6600	N	N	13436 OCCIDENTAL AV S
003	603140	0140	11/25/02	\$204,000	1030	740	7	1965	3	9450	N	N	1241 S 129TH ST
003	144640	3155	9/26/03	\$174,075	1040	0	7	1955	3	6600	N	N	13026 6TH AV S
003	144640	1920	2/14/02	\$188,300	1040	0	7	1963	3	6600	N	N	13048 3RD AV S
003	746000	0070	5/21/02	\$172,500	1050	0	7	1959	3	7156	N	N	1221 S 130TH PL
003	079800	0392	6/20/03	\$189,000	1060	0	7	1958	3	11356	N	N	11215 4TH PL S
003	746000	0035	8/14/02	\$195,000	1060	0	7	1957	3	7156	N	N	1310 S 130TH PL
003	144760	0152	5/13/03	\$225,000	1070	1070	7	2003	3	9199	N	N	12612 2ND AV S
003	172304	9351	11/18/03	\$146,000	1070	0	7	1952	4	10500	N	N	13004 14TH AV S
003	801860	0432	4/21/03	\$205,000	1080	790	7	1961	3	8100	N	N	12652 14TH PL S
003	011100	0362	9/26/03	\$190,000	1090	0	7	1954	3	10618	N	N	1034 S 136TH ST
003	172304	9590	5/22/03	\$234,950	1160	690	7	1996	3	10384	N	N	13424 12TH AV S
003	098500	0833	9/25/03	\$162,500	1170	0	7	1948	4	20164	N	N	12204 16TH AV S
003	079800	0611	3/27/02	\$222,500	1200	670	7	1967	3	8552	N	N	156 S 120TH ST
003	144640	0705	8/4/03	\$189,000	1200	0	7	1955	4	6600	N	N	13259 2ND AV S
003	258880	0050	1/28/02	\$184,000	1200	0	7	1961	3	8382	N	N	13104 12TH AV S
003	801860	0600	4/14/03	\$189,950	1250	470	7	1951	3	22500	N	N	12607 14TH AV S
003	801920	0180	4/12/02	\$225,000	1270	650	7	1969	3	13464	N	N	12234 10TH AV S
003	079800	0325	1/9/02	\$181,500	1290	0	7	1961	3	7250	N	N	326 S 116TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	144640	1555	7/12/02	\$217,500	1320	0	7	1988	3	6600	N	N	13236 3RD AV S
003	801860	0640	9/4/02	\$207,000	1340	0	7	1926	3	22500	N	N	12647 14TH AV S
003	801860	0611	3/14/03	\$201,600	1350	0	7	1956	3	12750	N	N	12615 14TH AV S
003	144640	0776	7/24/03	\$210,000	1370	0	7	1977	4	6732	N	N	12804 OCCIDENTAL AV S
003	603140	0105	5/12/03	\$250,000	1370	1370	7	1955	3	13500	N	N	1035 S 129TH ST
003	350960	0035	3/22/02	\$185,500	1390	0	7	1963	3	8002	N	N	11661 4TH AV S
003	079500	1095	12/18/02	\$212,500	1400	520	7	1955	3	9900	N	N	10803 5TH AV S
003	144680	0430	8/22/02	\$177,000	1400	0	7	1957	4	6250	N	N	12619 OCCIDENTAL AV S
003	144680	0181	9/2/03	\$218,000	1410	400	7	1959	3	7500	N	N	12231 OCCIDENTAL AV S
003	172304	9390	4/9/03	\$245,000	1410	460	7	1955	3	44431	N	N	13222 12TH AV S
003	144680	0655	8/9/02	\$176,000	1420	0	7	1954	3	8645	N	N	12651 2ND AV S
003	801920	0470	10/17/02	\$200,000	1430	0	7	1950	4	14800	N	N	12648 10TH AV S
003	144760	0401	10/20/03	\$207,000	1470	600	7	1939	4	11520	N	N	12017 5TH AV S
003	172304	9432	12/20/02	\$190,000	1470	1200	7	1947	3	18191	N	N	13404 12TH AV S
003	011100	0310	11/4/02	\$188,000	1480	0	7	1954	4	11610	N	N	13410 8TH AV S
003	144760	0255	8/12/02	\$210,000	1490	180	7	1950	3	11640	N	N	223 S 124TH ST
003	098500	0875	12/22/03	\$284,990	1530	1450	7	1955	4	21797	N	N	12238 16TH AV S
003	144640	1030	12/2/03	\$190,000	1530	0	7	1943	3	7408	N	N	203 S 128TH ST
003	144640	3165	7/1/02	\$204,500	1580	0	7	1956	3	8580	N	N	13036 6TH AV S
003	079800	0255	10/24/03	\$246,500	1630	230	7	1967	4	11001	N	N	11624 4TH AV S
003	801860	0080	2/25/02	\$180,000	1630	0	7	1956	4	7500	N	N	12221 16TH AV S
003	011100	0172	8/25/03	\$267,000	1680	1000	7	2003	3	7868	N	N	951 S 134TH ST
003	011100	0173	12/8/03	\$267,950	1680	1000	7	2003	3	7276	N	N	13411 10th AV S
003	079500	0925	5/20/02	\$245,000	1770	0	7	1995	3	6943	N	N	10839 4TH AV S
003	079800	0540	9/17/02	\$254,000	1800	600	7	1993	3	17100	N	N	205 S 112TH ST
003	144760	0415	4/10/03	\$206,500	1800	0	7	1937	3	32700	N	N	12043 5TH AV S
003	144640	1585	3/5/03	\$210,000	1950	0	7	1968	3	11220	N	N	13400 3RD AV S
003	079500	1425	2/6/02	\$239,900	1990	0	7	1997	3	7155	N	N	10836 5TH AV S
003	144680	0825	6/4/03	\$263,500	1990	0	7	2003	3	6650	N	N	12032 OCCIDENTAL AV S
003	144680	0830	6/9/03	\$263,500	1990	0	7	2003	3	6650	N	N	12036 OCCIDENTAL AV S

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Area 24

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	144640	3690	9/2/03	\$295,000	2010	0	7	2003	3	6558	N	N	13437 8TH AV S
003	144640	3691	8/28/03	\$295,000	2010	0	7	2003	3	6558	N	N	13431 8TH AV S
003	144640	3695	12/1/03	\$298,950	2010	0	7	2003	3	6600	N	N	13425 8TH AV S
003	011100	0167	3/17/03	\$257,950	2160	0	7	2002	3	7504	N	N	13403 10TH AV S
003	144760	0502	5/23/03	\$280,000	2710	0	7	1990	3	13250	N	N	12038 2ND AV S
003	801920	1105	3/21/02	\$187,000	1350	290	8	1942	3	14750	N	N	12010 8TH AV S
003	144760	0506	2/15/02	\$322,000	2520	0	8	2002	3	13250	N	N	12044 2ND AV S
004	382600	0690	7/11/03	\$149,000	640	0	4	1936	4	8100	N	N	12220 23RD AV S
004	092304	9266	11/18/02	\$151,940	710	0	4	1937	4	9158	N	N	2125 S 124TH ST
004	608240	0081	9/4/02	\$152,000	850	0	4	1942	4	13071	N	N	2426 S 133RD ST
004	735860	0090	6/26/02	\$168,000	870	0	4	1923	4	5921	N	N	13312 34TH AV S
004	382600	0130	3/19/03	\$176,800	1520	0	4	1994	3	8100	N	N	12039 21ST AV S
004	608300	0158	4/25/02	\$127,950	660	0	5	1929	4	9940	N	N	12825 22ND AV S
004	734660	0230	3/21/02	\$179,950	760	0	5	1926	5	10050	N	N	3115 S 133RD ST
004	025700	0232	4/7/03	\$162,000	770	260	5	1926	4	8393	N	N	2626 S 125TH ST
004	092304	9226	6/26/02	\$142,600	830	0	5	1941	4	9893	N	N	2810 S 127TH ST
004	382600	0595	7/30/03	\$150,000	830	0	5	1953	4	8100	N	N	12247 23RD AV S
004	382600	0330	3/28/03	\$147,500	850	0	5	1942	4	8100	N	N	12025 22ND AV S
004	735860	0095	12/1/03	\$175,000	880	0	5	1945	4	5226	N	N	13322 34TH AV S
004	609940	0341	7/30/02	\$133,900	930	0	5	1947	4	10166	N	N	2809 S 142ND ST
004	079200	0040	4/11/02	\$195,000	1100	0	5	1991	3	19729	N	N	12433 23RD AV S
004	092304	9311	4/16/03	\$196,000	1110	0	5	1950	5	6814	N	N	2117 S 126TH ST
004	735960	0375	5/14/02	\$195,500	1380	0	5	1942	4	12500	N	N	12933 TUKWILA INTERNATIONAL BL
004	553160	0040	6/25/02	\$145,000	770	0	6	1943	4	6649	N	N	12859 23RD AV S
004	886400	0805	11/25/03	\$174,000	780	0	6	1944	4	6855	N	N	13880 37TH AV S
004	500050	0015	6/26/03	\$185,000	790	0	6	1943	4	5694	N	N	2418 S 121ST ST
004	886400	0400	9/24/02	\$180,000	790	790	6	1944	4	6099	N	N	3215 S 137TH ST
004	886400	0940	8/25/03	\$160,000	790	100	6	1944	3	6000	N	N	13838 38TH AV S
004	886400	0025	12/27/02	\$157,000	790	0	6	1944	4	6000	N	N	13524 35TH AV S
004	553160	0025	7/29/03	\$153,000	810	0	6	1943	4	6634	N	N	12841 23RD AV S

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	886400	0275	6/25/02	\$175,000	810	440	6	1944	4	6500	N	N	3212 S 136TH ST
004	886400	0370	9/15/03	\$168,000	810	0	6	1944	3	6015	N	N	3220 S 137TH ST
004	886400	0380	1/23/03	\$163,000	810	0	6	1944	3	6067	N	N	3208 S 137TH ST
004	162304	9161	11/17/03	\$178,500	820	0	6	1963	4	7776	N	N	12836 24TH AV S
004	382600	0100	11/4/02	\$173,250	820	820	6	1942	4	8100	N	N	12246 20TH AV S
004	886400	0170	4/14/03	\$120,000	820	0	6	1944	2	6005	N	N	13533 35TH AV S
004	608300	0024	4/28/03	\$175,000	840	190	6	1946	5	8364	N	N	12848 22ND AV S
004	735860	0125	9/24/03	\$153,500	860	0	6	1944	4	6121	N	N	13348 34TH AV S
004	382600	0835	6/6/02	\$173,000	870	610	6	1932	3	6000	N	N	12257 24TH AV S
004	500050	0085	1/27/03	\$180,000	870	0	6	1943	4	6861	N	N	2427 S 121ST ST
004	500050	0120	6/3/02	\$170,000	870	0	6	1943	4	12187	N	N	2469 S 121ST ST
004	886400	0975	2/28/02	\$169,000	870	790	6	1944	3	9350	N	N	13880 38TH AV S
004	609940	0240	1/2/02	\$190,000	890	650	6	1942	4	38889	N	N	14040 29TH AV S
004	886400	0895	9/26/02	\$165,000	890	0	6	1944	3	7500	N	N	3720 S 138TH ST
004	382600	0020	10/8/03	\$178,000	900	0	6	1947	5	6030	N	N	12017 21ST AV S
004	640460	0165	11/20/03	\$151,000	910	0	6	1941	4	6750	N	N	2048 S 134TH ST
004	025700	0170	11/27/02	\$212,000	920	1010	6	1928	3	19500	N	N	2422 S 128TH ST
004	382600	0735	5/2/03	\$150,000	920	0	6	1950	4	7569	N	N	12017 24TH AV S
004	609940	0011	4/4/03	\$177,000	940	0	6	1953	4	7110	N	N	14008 MILITARY RD S
004	886400	0070	3/26/03	\$146,900	950	0	6	1944	3	5984	N	N	13537 37TH AV S
004	886400	0020	8/8/02	\$161,000	950	0	6	1944	4	6000	N	N	13518 35TH AV S
004	025700	0110	12/19/02	\$152,450	960	0	6	1951	4	7328	N	N	2730 S 125TH PL
004	155150	0010	2/10/03	\$167,000	960	960	6	1924	5	8557	N	N	13804 24TH AV S
004	609940	0121	10/23/03	\$183,950	960	0	6	1954	5	8744	N	N	14245 31ST AV S
004	735860	0185	11/19/03	\$169,950	1000	0	6	1958	4	6000	N	N	13313 35TH AV S
004	382600	0085	4/1/03	\$168,000	1020	0	6	1949	4	8100	N	N	12228 20TH AV S
004	608300	0064	6/20/02	\$185,000	1030	0	6	1986	3	18860	N	N	13041 24TH AV S
004	608300	0104	4/16/03	\$177,000	1040	0	6	1915	4	11929	N	N	13013 22ND AV S
004	609940	0210	9/23/02	\$202,500	1040	480	6	1941	4	19349	N	N	14004 29TH AV S
004	886400	0300	10/1/03	\$190,000	1050	0	6	1944	4	6022	N	N	3223 S 136TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	735960	0595	6/26/03	\$198,000	1060	800	6	1947	4	5886	N	N	13032 33RD AV S
004	608240	0210	3/5/02	\$143,000	1070	0	6	1948	4	10991	N	N	13424 24TH AV S
004	162304	9112	6/2/03	\$165,000	1080	0	6	1936	3	15478	N	N	12818 24TH AV S
004	640460	0043	3/28/03	\$158,000	1080	0	6	1978	3	11704	N	N	2221 S 132ND ST
004	608300	0072	5/22/02	\$190,000	1090	0	6	1982	4	9540	N	N	13037 24TH AV S
004	886400	0165	7/16/02	\$154,000	1100	0	6	1944	4	6005	N	N	13537 35TH AV S
004	886400	0685	7/10/03	\$172,500	1110	0	6	1944	3	8049	N	N	13819 37TH AV S
004	382600	0280	12/31/02	\$183,950	1130	0	6	1934	4	8100	N	N	12226 21ST AV S
004	735960	0681	9/15/03	\$172,000	1130	0	6	1941	3	11700	N	N	13048 34TH AV S
004	608300	0005	11/11/03	\$175,000	1140	0	6	1948	4	9185	N	N	12809 24TH AV S
004	500050	0025	6/14/02	\$162,500	1150	0	6	1943	4	5752	N	N	2430 S 121ST ST
004	553160	0015	2/28/03	\$169,975	1150	0	6	1943	4	6640	N	N	12829 23RD AV S
004	886400	0730	8/15/02	\$175,500	1180	0	6	1944	3	7313	N	N	3511 S 137TH ST
004	734660	0265	1/15/03	\$207,000	1230	660	6	1949	4	12250	N	N	13222 MILITARY RD S
004	886400	0015	6/20/02	\$184,000	1270	0	6	1944	4	6000	N	N	13514 35TH AV S
004	609940	0343	6/17/03	\$188,000	1300	0	6	1947	4	9000	N	N	2801 S 142ND ST
004	886400	0055	12/23/03	\$179,000	1300	0	6	1944	3	6288	N	N	3512 S 137TH ST
004	886400	0345	10/1/02	\$164,000	1330	0	6	1945	3	6022	N	N	3250 S 137TH ST
004	609940	0344	9/16/02	\$191,000	1350	0	6	1947	4	7833	N	N	2811 S 142ND ST
004	098500	1432	2/15/02	\$170,000	1400	0	6	1923	3	8400	N	N	12245 20TH AV S
004	886400	0580	6/18/03	\$218,000	1410	0	6	1944	4	7522	N	N	13752 34TH AV S
004	092304	9345	9/29/03	\$195,000	1460	0	6	1952	4	14078	N	N	12415 22ND AV S
004	098500	1262	6/6/02	\$172,500	1460	0	6	1949	4	6233	N	N	1861 S 124TH ST
004	886400	0665	6/26/02	\$166,000	1500	0	6	1944	3	8049	N	N	13843 37TH AV S
004	079200	0030	4/25/03	\$193,500	1510	0	6	1947	4	7548	N	N	12432 22ND AV S
004	640460	0009	5/9/02	\$229,000	1690	1040	6	1915	5	12600	N	N	13229 24TH AV S
004	382600	0210	11/13/02	\$210,000	1700	0	6	1936	5	6745	N	N	12002 21ST AV S
004	640460	0121	5/28/03	\$202,000	1700	200	6	1960	4	12814	N	N	13406 22ND AV S
004	162304	9059	7/9/03	\$269,000	1710	220	6	1920	5	23490	N	N	13642 MILITARY RD S
004	382600	0355	12/3/02	\$207,950	1920	0	6	1932	4	16200	N	N	12207 22ND AV S

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	608300	0008	3/17/03	\$192,000	1950	720	6	1903	4	8170	N	N	12805 24TH AV S
004	609940	0381	4/18/02	\$188,500	860	860	7	1962	5	12713	N	N	14025 29TH AV S
004	608240	0072	10/29/02	\$185,550	920	0	7	1954	5	9525	N	N	2447 S 132ND ST
004	152304	9081	5/21/02	\$161,500	1010	0	7	1959	3	11749	N	N	14147 37TH AV S
004	155150	0150	9/25/02	\$190,000	1020	670	7	1962	3	6892	N	N	2406 S 140TH ST
004	640460	0052	8/27/02	\$150,000	1040	0	7	1953	4	7980	N	N	13212 22ND AV S
004	382600	0726	1/3/03	\$199,950	1050	1050	7	1957	4	6000	N	N	12268 23RD AV S
004	382600	0716	11/1/02	\$204,000	1050	1050	7	1953	4	8100	N	N	12258 23RD AV S
004	941260	0060	7/24/03	\$213,000	1070	340	7	1963	4	8800	N	N	14112 34TH AV S
004	138680	0070	1/29/02	\$220,000	1080	950	7	1979	4	4264	N	N	3210 S 133RD ST
004	138680	0026	8/12/02	\$189,000	1080	0	7	1969	4	8707	N	N	13223 32ND AV S
004	162304	9256	11/21/03	\$233,800	1090	1090	7	1954	4	16425	N	N	13002 26TH AV S
004	609940	0190	4/9/03	\$186,500	1100	0	7	1967	3	15661	N	N	14021 31ST AV S
004	079200	0016	4/11/03	\$203,000	1110	1110	7	1959	4	7200	N	N	12426 23RD AV S
004	098360	0055	10/9/03	\$172,000	1110	0	7	1955	4	7314	N	N	13640 28TH PL S
004	025700	0234	4/15/03	\$209,950	1150	600	7	1964	4	9046	N	N	2614 S 125TH ST
004	162304	9047	10/20/03	\$211,500	1160	980	7	1949	4	10230	N	N	2434 S 138TH ST
004	609940	0151	12/29/03	\$253,000	1160	1120	7	1963	4	17605	N	N	14201 31ST AV S
004	079200	0022	3/25/03	\$268,000	1200	740	7	2002	3	10707	N	N	12437 24TH AV S
004	382600	0165	3/18/03	\$259,000	1200	740	7	2002	3	8100	N	N	12225 21ST AV S
004	608240	0161	12/31/03	\$225,000	1200	0	7	1959	4	7805	N	N	2453 S 133RD ST
004	640460	0006	10/30/02	\$169,900	1210	0	7	1954	4	9097	N	N	2249 S 132ND ST
004	359860	0075	9/26/02	\$218,500	1220	1050	7	1960	4	11305	N	N	2440 S 144TH ST
004	608240	0061	4/30/03	\$217,000	1220	0	7	1959	4	12176	N	N	2453 S 132ND ST
004	735960	0460	10/14/03	\$259,500	1220	900	7	1982	5	6116	N	N	13200 32ND AV S
004	162304	9131	5/20/02	\$170,000	1230	0	7	1954	4	11200	N	N	2449 S 130TH PL
004	269360	0100	2/12/03	\$210,000	1230	580	7	1978	4	7000	N	N	13320 27TH AV S
004	640460	0030	9/10/03	\$182,500	1230	0	7	1960	4	10917	N	N	2235 S 132ND ST
004	886400	0340	5/27/03	\$196,569	1240	0	7	1979	4	6028	N	N	3256 S 137TH ST
004	204880	0020	6/23/03	\$215,000	1250	700	7	1964	4	10450	N	N	12833 26TH AV S

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	608300	0019	5/8/03	\$249,950	1250	790	7	2003	3	10564	N	N	12836 23RD AV S
004	092304	9513	10/12/02	\$247,500	1260	820	7	2002	3	5160	N	N	2113 S 126TH ST
004	092304	9514	11/21/02	\$249,950	1260	820	7	2002	3	5721	N	N	12614 21ST AV S
004	608300	0015	11/5/03	\$199,000	1260	480	7	1939	5	10204	N	N	12835 24TH AV S
004	608300	0153	11/25/02	\$190,500	1260	0	7	1962	4	6371	N	N	2115 S 128TH ST
004	269360	0020	2/3/03	\$240,000	1270	1270	7	1953	4	8201	N	N	13320 26TH CT S
004	734660	0023	10/2/03	\$165,000	1300	0	7	1961	4	7593	N	N	13524 MILITARY RD S
004	162304	9189	10/30/03	\$220,000	1350	860	7	1957	4	7750	N	N	2433 S 128TH ST
004	640460	0101	11/18/02	\$190,000	1370	0	7	1951	4	7200	N	N	2231 S 134TH ST
004	162304	9324	5/13/02	\$183,000	1400	0	7	1961	4	7244	N	N	2419 S 137TH ST
004	950900	0060	2/7/03	\$196,000	1400	0	7	1961	4	7263	N	N	2429 S 137TH ST
004	025700	0195	6/23/03	\$173,000	1410	0	7	1962	4	8521	N	N	12650 24TH AV S
004	609940	0332	12/27/02	\$195,000	1410	0	7	1955	4	10586	N	N	14218 28TH AV S
004	734660	0195	9/23/02	\$195,000	1450	170	7	1944	4	11059	N	N	2960 S 135TH ST
004	734660	0231	9/12/03	\$210,000	1450	0	7	1978	4	9665	N	N	13324 31ST AV S
004	162304	9355	6/20/02	\$179,000	1490	0	7	1964	4	11000	N	N	2608 S 138TH ST
004	608300	0083	6/13/03	\$204,689	1510	0	7	1959	3	9078	N	N	2048 S 132ND ST
004	092304	9435	2/6/03	\$194,950	1540	1050	7	1961	4	7200	N	N	12633 22ND AV S
004	152304	9091	9/26/03	\$255,000	1540	1100	7	1937	4	19987	N	N	14044 35TH AV S
004	162304	9293	8/22/02	\$192,800	1580	0	7	1962	4	8505	N	N	12844 24TH AV S
004	640460	0048	4/16/02	\$185,000	1600	0	7	1967	3	9000	N	N	2226 S 134TH ST
004	162304	9338	7/15/03	\$210,000	1690	0	7	1962	4	8400	N	N	2642 S 130TH PL
004	735960	0440	7/8/02	\$194,908	1750	0	7	2001	3	8150	N	N	13028 32ND AV S
004	162304	9326	3/27/03	\$184,350	1770	0	7	1961	3	8570	N	N	2645 S 130TH PL
004	734660	0299	1/22/03	\$209,950	1820	0	7	1963	4	14975	N	N	13214 30TH PL S
004	092304	9512	1/20/03	\$259,000	2010	0	7	2002	3	5160	N	N	2109 S 126TH ST
004	092304	9484	8/15/03	\$255,000	2010	0	7	2002	3	7101	N	N	12620 21ST AV S
004	025700	0248	1/28/02	\$219,950	2080	0	7	1984	4	19358	N	N	12235 MILITARY RD S
004	162304	9287	5/23/03	\$229,900	2110	0	7	1980	4	8580	N	N	2455 S 138TH ST
004	152304	9167	3/18/03	\$233,000	1120	1120	8	1953	4	13455	N	N	14028 35TH AV S

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	608240	0153	10/11/02	\$276,000	1250	1250	8	1966	4	9646	N	N	2605 S 133RD ST
004	025700	0007	8/14/03	\$249,500	1290	1290	8	1952	4	20985	N	N	12016 26TH AV S
004	735860	0180	12/10/02	\$322,000	1960	0	8	2002	3	6000	N	N	13317 35TH AV S
004	025700	0215	4/12/02	\$259,000	2060	0	8	2001	3	5190	N	N	2640 S 125TH CT
004	025700	0217	4/3/02	\$262,500	2060	0	8	2001	3	5347	N	N	2632 S 125TH CT
004	025700	0216	4/4/02	\$255,000	2060	0	8	2001	3	6512	N	N	2636 S 125TH CT
005	734060	0927	8/26/02	\$120,000	670	0	4	1918	4	6000	N	N	13038 38TH AV S
005	734820	0120	2/13/03	\$149,950	820	0	4	1930	4	8340	N	N	14020 43RD AV S
005	734560	0985	11/21/03	\$155,000	620	400	5	1930	4	11894	N	N	3826 S 130TH ST
005	734560	0990	5/30/02	\$152,000	630	630	5	1918	4	11703	N	N	3832 S 130TH ST
005	735960	0110	10/7/03	\$147,500	780	300	5	1917	3	8260	N	N	3510 S 130TH ST
005	322920	0046	1/6/03	\$164,750	910	200	5	1950	3	5489	N	N	13749 MACADAM RD S
005	734820	0110	8/4/03	\$189,500	940	600	5	1955	4	8340	N	N	14008 43RD AV S
005	734760	0040	3/12/02	\$189,950	1180	0	5	1926	4	7200	N	N	4511 S 136TH ST
005	736060	0420	4/22/03	\$175,000	620	0	6	1942	4	8400	N	N	4101 S 139TH ST
005	735960	0240	8/16/02	\$163,600	700	700	6	1942	4	16200	N	N	12843 35TH AV S
005	567300	0115	6/2/03	\$149,000	790	0	6	1950	4	5900	N	N	13416 48TH AV S
005	735960	0175	5/1/02	\$174,000	930	0	6	1935	3	11340	N	N	12816 34TH AV S
005	152304	9022	6/6/02	\$185,000	960	1100	6	1960	3	11173	N	N	13742 42ND AV S
005	567300	0150	8/23/03	\$215,000	1030	1030	6	1950	4	6000	N	N	13442 48TH PL S
005	734760	0330	7/28/03	\$169,450	1060	0	6	1979	4	8500	N	N	13716 45TH AV S
005	261320	0030	4/1/03	\$234,500	1090	980	6	1942	4	11999	N	N	13455 48TH AV S
005	734760	0335	7/12/02	\$185,000	1090	0	6	1910	4	12750	N	N	13722 45TH AV S
005	734560	0995	4/22/02	\$203,250	1120	620	6	1921	4	6503	N	N	3836 S 130TH ST
005	734560	0705	1/29/02	\$160,000	1120	0	6	1931	3	11000	N	N	3717 S 126TH ST
005	734760	0005	11/4/02	\$199,900	1150	0	6	1918	5	11200	N	N	13601 MACADAM RD S
005	567300	0030	11/25/02	\$198,000	1210	0	6	1993	3	5333	N	N	13443 48TH PL S
005	734060	0763	3/25/03	\$159,700	1230	0	6	1919	3	9375	N	N	4027 S 128TH ST
005	734060	0745	10/20/03	\$170,000	1250	0	6	1915	4	11200	N	N	4128 S 130TH ST
005	734820	0100	2/28/02	\$149,000	1270	0	6	1949	3	8896	N	N	14005 43RD AV S

Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	734760	0250	4/22/03	\$175,900	1560	0	6	1955	3	8500	N	N	13703 45TH AV S
005	152304	9035	6/25/02	\$170,000	1590	0	6	1920	3	73180	N	N	14011 MACADAM RD S
005	734060	0945	2/13/02	\$249,900	1830	930	6	1908	5	8489	N	N	13243 40TH AV S
005	152304	9014	5/2/02	\$208,000	1860	0	6	1942	3	34089	N	N	13604 MACADAM RD S
005	735960	0025	8/22/02	\$180,000	870	640	7	1979	3	8060	N	N	3531 S 128TH ST
005	734760	0300	11/6/03	\$229,400	1010	650	7	1962	3	7875	N	N	4507 S 137TH ST
005	734820	0095	3/25/02	\$229,000	1050	730	7	1978	3	8340	N	N	14011 43RD AV S
005	734760	0130	7/17/03	\$220,000	1090	780	7	1982	3	7800	N	N	4512 S 137TH ST
005	735960	0040	9/24/02	\$245,000	1090	820	7	1979	4	9016	N	N	12817 37TH AV S
005	733240	0010	8/22/03	\$260,000	1280	740	7	1991	3	5716	N	N	3711 S 130TH ST
005	734560	0975	12/9/03	\$201,000	1580	0	7	1959	5	12277	N	N	3816 S 130TH ST
005	734060	0902	5/13/02	\$235,750	1710	0	7	1999	3	8156	N	N	13055 40TH AV S
005	735960	0145	6/10/02	\$220,000	1740	0	7	1992	3	7803	N	N	12816 35TH AV S
005	734060	0907	6/5/03	\$261,000	1910	0	7	1996	3	8156	N	N	13053 40TH AV S
005	734760	0030	3/13/02	\$255,000	1430	960	8	2001	3	7200	N	N	4515 S 136TH ST
005	734760	0035	1/16/02	\$260,000	1430	960	8	2001	3	7200	N	N	4513 S 136TH ST
005	261200	0120	4/25/03	\$243,000	1580	0	8	2002	3	5078	N	N	4238 S 137TH ST
005	261200	0370	10/2/02	\$250,000	1730	160	8	2002	3	4593	N	N	4283 S 137TH ST
005	261200	0390	11/13/02	\$255,000	1730	160	8	2002	3	4838	N	N	4291 S 137TH ST
005	261200	0250	11/4/02	\$258,500	1730	160	8	2002	3	5050	N	N	13705 43RD PL S
005	261200	0270	9/17/02	\$255,000	1730	160	8	2002	3	5313	N	N	13715 43RD PL S
005	261200	0300	8/29/02	\$252,000	1730	160	8	2002	3	6577	N	N	13727 43RD PL S
005	261200	0350	2/26/02	\$264,950	1730	160	8	2002	3	7409	N	N	4275 S 137TH ST
005	261200	0020	1/29/02	\$235,000	1730	160	8	2001	3	10200	N	N	13608 42ND AV S
005	261200	0380	11/12/02	\$255,000	1750	160	8	2002	3	4521	N	N	4287 S 137TH ST
005	261200	0400	12/12/02	\$255,000	1750	160	8	2002	3	4780	N	N	4295 S 137TH ST
005	261200	0240	10/9/02	\$260,000	1750	160	8	2002	3	4934	N	N	13701 43RD PL S
005	261200	0260	10/11/02	\$255,000	1750	160	8	2002	3	5042	N	N	13709 43RD PL S
005	261200	0290	4/24/02	\$262,500	1750	160	8	2002	3	5510	N	N	13723 43RD PL S
005	261200	0360	5/21/02	\$261,950	1750	160	8	2002	3	5664	N	N	4279 S 137TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	261200	0200	1/27/03	\$278,700	2050	0	8	2002	3	8172	N	N	4270 S 137TH PL
005	261200	0310	4/19/02	\$264,950	2050	0	8	2001	3	6387	N	N	13710 42ND AV S
005	261200	0190	2/28/03	\$280,000	2090	0	8	2002	3	7771	N	N	4266 S 137TH PL
005	261200	0140	8/23/02	\$290,000	2140	900	8	2001	3	5656	N	N	4246 S 137TH PL
005	261200	0180	2/25/03	\$275,000	2140	0	8	2002	3	11325	N	N	4262 S 137TH PL
005	261200	0160	8/2/02	\$285,000	2140	0	8	2001	3	4254	N	N	4254 S 137TH PL
005	261200	0050	5/14/02	\$285,000	2140	0	8	2001	3	6988	N	N	4210 S 137TH ST
005	261200	0150	6/12/02	\$282,000	2140	0	8	2001	3	7550	N	N	4250 S 137TH PL
005	261200	0110	3/3/03	\$290,000	2140	0	8	2002	3	4851	N	N	4234 S 137TH ST
005	261200	0090	12/26/02	\$292,500	2140	0	8	2002	3	5634	N	N	4226 S 137TH ST
005	261200	0060	10/15/02	\$290,000	2220	0	8	2001	3	6363	N	N	4214 S 137TH ST
005	261200	0070	6/28/02	\$293,000	2220	0	8	2001	3	6464	N	N	4218 S 137TH ST
005	261200	0100	6/3/03	\$310,000	2220	0	8	2002	3	5329	N	N	4230 S 137TH ST
005	735960	0155	11/25/02	\$285,000	2240	0	8	2002	3	9051	N	N	12804 35TH AV S
005	142260	0140	6/24/03	\$284,950	2300	0	8	2003	3	7386	N	N	3821 S 132ND PL
005	261320	0022	7/8/03	\$329,950	2490	900	8	2002	3	6926	N	N	13417 48TH AV S
005	261320	0023	1/21/03	\$284,950	2490	0	8	2002	3	6668	N	N	13419 34TH AV S
006	302820	0078	8/12/03	\$115,000	500	0	5	1942	3	8400	N	N	1405 S 136TH ST
006	172304	9042	6/9/03	\$146,000	780	0	5	1948	4	11493	N	N	1257 S 140TH ST
006	384260	0053	6/6/02	\$133,500	940	0	5	1942	3	10758	N	N	2815 S 152ND ST
006	302820	0095	9/17/02	\$156,500	1050	0	5	1937	3	16875	N	N	13651 DES MOINES MEMORIAL DR S
006	212304	9553	10/4/02	\$153,600	740	0	6	1947	4	7490	N	N	2918 S 148TH ST
006	504480	0070	7/25/03	\$182,000	900	0	6	1949	4	9170	N	N	13655 2ND AV S
006	172304	9430	10/16/03	\$179,950	940	0	6	1943	4	9565	N	N	835 S 136TH ST
006	212304	9244	9/23/02	\$159,000	940	0	6	1950	4	9000	N	N	2814 S 146TH ST
006	212304	9188	8/22/03	\$149,950	940	0	6	1930	4	11780	N	N	14626 29TH AV S
006	936460	0030	8/15/03	\$178,000	960	0	6	1971	3	12000	N	N	624 S 143RD ST
006	688150	0120	9/3/03	\$164,950	970	0	6	1971	3	12229	N	N	13658 3RD AV S
006	212304	9467	10/24/02	\$164,000	990	0	6	1954	3	10240	N	N	2659 S 148TH ST
006	202304	9262	11/7/03	\$189,000	1000	0	6	1949	3	7750	N	N	826 S 146TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	202304	9262	1/21/02	\$168,000	1000	0	6	1949	3	7750	N	N	826 S 146TH ST
006	172304	9496	4/12/02	\$159,000	1020	0	6	1962	3	7504	N	N	724 S 142ND ST
006	176060	0163	4/8/03	\$147,950	1030	0	6	1950	3	10725	N	N	622 S 148TH ST
006	004000	0051	1/18/02	\$169,500	1290	0	6	1947	3	12820	N	N	14453 MILITARY RD S
006	172304	9581	4/12/02	\$175,000	1370	0	6	1987	3	7539	N	N	13812 8TH AV S
006	384260	0046	4/16/02	\$179,000	1390	820	6	1942	3	13310	N	N	2832 S 154TH ST
006	212304	9282	6/24/02	\$169,000	1480	0	6	1950	3	9000	N	N	2808 S 146TH ST
006	172304	9188	10/22/03	\$189,950	1530	1020	6	1916	4	15416	N	N	14055 DES MOINES MEMORIAL DR S
006	172304	9188	6/23/03	\$178,500	1530	1020	6	1916	4	15416	N	N	14055 DES MOINES MEMORIAL DR S
006	212304	9487	4/5/02	\$162,000	1540	0	6	1954	3	9894	N	N	2920 S 146TH ST
006	212304	9454	6/3/03	\$190,500	1780	0	6	1926	4	15860	N	N	14441 29TH AV S
006	212304	9283	6/23/03	\$195,000	1950	0	6	1950	3	12750	N	N	2653 S 150TH ST
006	212304	9360	3/18/03	\$165,000	710	0	7	1954	4	8450	N	N	14442 29TH AV S
006	024150	0075	5/21/03	\$224,000	1010	760	7	1958	4	10824	N	N	14404 25TH AV S
006	212304	9478	5/6/02	\$166,800	1010	0	7	1963	3	10224	N	N	3035 S 146TH ST
006	392340	0055	7/9/02	\$210,000	1010	670	7	1959	3	15000	N	N	2820 S 150TH ST
006	212304	9207	7/24/03	\$185,000	1020	0	7	1954	3	8962	N	N	2610 S 148TH ST
006	121500	0045	9/25/02	\$197,000	1040	650	7	1959	3	8300	N	N	604 S 146TH ST
006	638580	0040	3/28/02	\$222,500	1040	1000	7	1963	3	7302	N	N	15035 29TH AV S
006	121500	0085	10/29/03	\$225,000	1050	1030	7	1959	3	11950	N	N	14404 6TH AV S
006	382140	0130	1/29/02	\$183,000	1050	350	7	1978	3	7300	N	N	614 S 137TH PL
006	534120	0010	8/13/02	\$195,000	1050	500	7	1955	3	18744	N	N	14411 8TH AV S
006	382140	0170	8/25/03	\$242,000	1060	1040	7	1978	4	7300	N	N	13618 6TH PL S
006	382140	0110	12/1/03	\$234,450	1080	550	7	1978	3	6850	N	N	621 S 137TH PL
006	258440	0055	10/24/02	\$194,000	1100	0	7	1953	4	9440	N	N	14029 6TH AV S
006	392340	0076	8/20/03	\$183,000	1100	140	7	1946	3	9793	N	N	3034 S 152ND ST
006	280320	0040	2/5/03	\$219,000	1110	1050	7	1955	4	9636	N	N	915 S 137TH ST
006	004000	0006	5/8/03	\$155,000	1130	0	7	1955	3	8631	N	N	3209 S 144TH ST
006	172304	9568	9/19/03	\$215,000	1140	0	7	1979	4	23291	N	N	14103 9TH PL S
006	688150	0015	6/5/02	\$163,000	1160	0	7	1959	3	8515	N	N	13618 2ND AV S

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
006	534120	0040	1/17/02	\$185,375	1170	730	7	1956	3	14500	N	N	638 S 146TH ST	
006	212304	9261	4/24/03	\$203,000	1180	0	7	1966	4	8970	N	N	14426 29TH AV S	
006	392340	0134	10/10/03	\$249,950	1200	620	7	1994	3	7826	N	N	15115 29TH LN S	
006	384260	0021	5/20/02	\$184,000	1210	0	7	1957	4	7560	N	N	2909 S 152ND ST	
006	212304	9110	12/16/02	\$190,000	1220	0	7	1964	3	10145	N	N	14421 28TH LN S	
006	603000	0030	10/16/03	\$229,000	1260	880	7	1942	4	11367	N	N	705 S 137TH PL	
006	258440	0005	6/20/03	\$187,000	1300	140	7	1954	4	9325	N	N	14020 5TH AV S	
006	417120	0030	1/9/02	\$215,000	1300	1170	7	1957	4	8481	N	N	14445 5TH AV S	
006	212304	9205	12/19/03	\$190,170	1310	0	7	1967	3	12787	N	N	2620 S 148TH ST	
006	172304	9554	5/9/02	\$168,000	1320	0	7	1960	3	10400	N	N	13911 10TH AV S	
006	688150	0100	2/13/03	\$192,000	1380	0	7	1959	3	7995	N	N	13616 3RD AV S	
006	172304	9369	6/12/03	\$210,000	1400	0	7	1969	3	10200	N	N	14211 8TH AV S	
006	242340	0100	8/12/02	\$209,000	1410	700	7	1963	3	10000	N	N	508 S 145TH ST	
006	004000	0013	9/3/02	\$180,000	1420	0	7	1955	3	23672	N	N	14419 MILITARY RD S	
006	931540	0010	7/23/03	\$225,000	1490	0	7	1998	3	5319	N	N	14004 12TH PL S	
006	212304	9375	8/15/03	\$197,000	1510	0	7	1958	4	10500	N	N	2602 S 152ND ST	
006	384260	0047	8/21/03	\$204,000	1520	500	7	1954	3	10008	N	N	15235 29TH AV S	
006	172304	9117	10/27/02	\$265,000	1530	1000	7	1952	4	15320	N	N	13617 12TH AV S	
006	688150	0065	11/22/02	\$204,950	1540	0	7	1959	4	8515	N	N	13629 3RD AV S	
006	931540	0160	7/1/03	\$216,000	1590	0	7	1998	3	5396	N	N	14003 12TH PL S	
006	384260	0045	5/1/03	\$198,500	1640	0	7	1961	3	7701	N	N	2843 S 152ND ST	
006	212304	9555	7/28/03	\$195,000	1680	0	7	1963	3	7490	N	N	2910 S 148TH ST	
006	212304	9490	10/25/02	\$207,000	1770	0	7	1964	3	11623	N	N	14420 28TH LN S	
006	212304	9274	10/23/03	\$228,900	1800	0	7	1953	4	11700	N	N	3059 S 146TH ST	
006	280320	0010	8/13/03	\$216,700	1870	0	7	1957	4	9636	N	N	914 S 137TH ST	
006	172304	9478	1/16/02	\$210,000	1880	0	7	1962	4	10500	N	N	818 S 143RD PL	
006	212304	9570	5/6/03	\$249,000	2020	0	7	1999	3	11784	N	N	3010 S 148TH ST	
006	212304	9142	10/22/03	\$259,950	2040	0	7	2003	3	7800	N	N	3028 S 146TH ST	
006	931540	0050	6/11/03	\$250,000	2070	0	7	1998	3	4805	N	N	14024 12TH PL S	
006	212304	9226	6/25/03	\$290,500	2400	0	7	2003	3	11700	N	N	3024 S 148TH ST	

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	172304	9567	4/22/03	\$175,000	1320	0	8	1979	3	24684	N	N	14027 9TH PL S
006	024150	0060	6/10/03	\$201,900	1420	0	8	1958	4	9768	N	N	14435 25TH AV S
006	212304	9223	12/9/03	\$340,000	2380	0	9	2003	3	9583	N	N	2424 S 146TH ST
010	537980	0480	6/24/02	\$120,000	550	0	5	1942	3	8400	N	N	16202 47TH AV S
010	004000	0383	5/22/02	\$125,000	660	0	5	1950	3	9763	N	N	4433 S 144TH ST
010	443600	0080	7/24/03	\$181,500	700	0	5	1950	5	10500	N	N	4859 S 172ND PL
010	537980	4635	4/16/03	\$160,500	780	0	5	1951	5	6540	N	N	17001 51ST AV S
010	537980	0341	3/28/03	\$139,000	800	0	5	1930	4	8725	N	N	16219 51ST AV S
010	537980	2890	11/14/02	\$139,000	810	0	5	1941	4	8910	N	N	4622 S 166TH ST
010	538160	0075	4/30/02	\$184,450	1260	0	5	2003	3	11610	N	N	4727 S 175TH ST
010	537980	0450	7/18/03	\$158,000	670	0	6	2003	3	13300	N	N	4740 S 164TH ST
010	004200	0259	11/6/03	\$155,900	690	0	6	1947	2	7211	N	N	15015 43RD PL S
010	537980	5590	2/12/02	\$135,000	700	0	6	1950	3	8905	N	N	4838 S 172ND PL
010	004000	0408	5/7/03	\$175,000	720	480	6	1947	3	6450	N	N	14447 46TH AV S
010	537980	5435	7/18/02	\$155,000	770	0	6	1948	4	8905	N	N	4475 S 172ND ST
010	537980	4730	6/5/02	\$165,500	770	0	6	1941	3	9750	N	N	4619 S 170TH ST
010	537980	5430	8/1/03	\$191,000	800	0	6	1948	4	8905	N	N	4467 S 172ND ST
010	537980	0300	11/18/03	\$173,950	830	0	6	1939	3	11250	N	N	16049 51ST AV S
010	537980	4775	4/1/03	\$194,500	840	0	6	1932	4	11200	N	N	4449 S 170TH ST
010	810860	0181	5/12/03	\$183,500	870	0	6	1920	5	10140	N	N	15610 44TH AV S
010	004100	0555	7/25/02	\$184,000	900	340	6	1942	4	16867	N	N	4005 S 150TH ST
010	537980	5530	7/9/03	\$198,500	900	0	6	1948	5	8905	N	N	4737 S 172ND ST
010	004100	0571	1/16/02	\$167,000	910	200	6	1941	4	10141	N	N	4039 S 150TH ST
010	537980	4715	10/3/02	\$180,000	940	140	6	1941	4	7200	N	N	4633 S 170TH ST
010	537980	2962	2/27/03	\$183,000	950	0	6	1993	3	7905	N	N	4448 S 166TH ST
010	004000	0795	5/11/03	\$162,000	1010	0	6	1930	4	19904	N	N	4240 S 148TH ST
010	222304	9013	6/28/02	\$250,000	1030	620	6	1939	4	103672	N	N	15436 42ND AV S
010	222304	9073	9/17/02	\$221,000	1040	0	6	1995	3	7634	N	N	15650 42ND AV S
010	537980	3031	6/13/03	\$188,000	1050	0	6	1920	4	8712	N	N	4253 S 164TH ST
010	810860	0300	1/6/03	\$177,200	1090	0	6	1941	3	11610	N	N	4451 S 156TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	537980	5425	6/21/02	\$179,950	1110	0	6	1948	4	8905	N	N	4461 S 172ND ST
010	004200	0215	7/25/03	\$235,000	1120	380	6	1939	4	14952	N	N	4802 S 150TH ST
010	004200	0215	8/15/02	\$212,500	1120	380	6	1939	4	14952	N	N	4802 S 150TH ST
010	810860	0200	4/29/03	\$181,700	1160	0	6	1956	3	13652	N	N	4405 S 158TH ST
010	222304	9044	8/6/02	\$207,000	1250	310	6	1937	4	20370	N	N	4646 S 160TH ST
010	537920	0067	12/8/03	\$217,500	1290	1150	6	1940	3	12001	N	N	16036 51ST AV S
010	537980	4080	6/26/02	\$185,400	1290	0	6	1939	3	15000	N	N	4612 S 170TH ST
010	538160	0105	9/24/03	\$181,000	1420	0	6	1948	3	25520	N	N	4829 S 175TH ST
010	537980	0600	3/10/03	\$206,000	1490	120	6	1928	5	8400	N	N	4402 S 164TH ST
010	812520	0275	5/30/03	\$210,000	900	0	7	1987	3	9689	N	N	5119 S 173RD LN
010	238660	0010	10/9/02	\$175,000	940	0	7	1955	4	6960	N	N	4465 S 158TH ST
010	537980	0002	10/23/03	\$209,000	960	220	7	1957	4	10050	N	N	16026 42ND AV S
010	537980	3435	5/30/03	\$163,200	960	0	7	1956	3	7800	N	N	4848 S 168TH ST
010	352304	9042	3/15/02	\$174,500	1010	0	7	1967	4	10430	N	N	5106 S 178TH ST
010	810860	0128	9/23/03	\$182,000	1010	0	7	1965	4	8170	N	N	4258 S 158TH ST
010	004100	0544	1/16/03	\$190,000	1030	0	7	1952	4	18760	N	N	3735 S 150TH ST
010	004100	0180	3/25/02	\$230,000	1050	500	7	1967	3	19871	N	N	4051 S 148TH ST
010	004200	0103	6/14/02	\$196,000	1050	120	7	1965	3	9600	N	N	4216 S 150TH ST
010	537980	3046	5/15/02	\$218,000	1050	0	7	1926	5	22050	N	N	4247 S 164TH ST
010	931490	0180	2/27/02	\$170,000	1060	480	7	1962	3	9189	N	N	4554 S 163RD PL
010	810860	0584	3/21/02	\$173,000	1070	0	7	1958	4	10249	N	N	4209 S 158TH ST
010	537980	2896	4/24/03	\$241,000	1080	140	7	1962	4	11250	N	N	16447 47TH AV S
010	537980	0455	11/4/02	\$168,000	1080	0	7	1955	3	9100	N	N	4730 S 164TH ST
010	537980	4476	8/9/02	\$248,000	1100	500	7	1967	4	12862	N	N	4452 S 172ND ST
010	537980	4092	3/26/02	\$240,000	1130	840	7	1996	3	8199	N	N	16909 46TH LN S
010	681830	0045	7/17/02	\$225,000	1170	820	7	1958	4	8416	N	N	16028 47TH AV S
010	810860	0520	8/18/03	\$259,950	1170	650	7	1966	4	28465	N	N	4375 S 158TH ST
010	004000	0818	8/15/02	\$193,000	1200	0	7	1967	4	9520	N	N	14650 42ND AV S
010	537980	0170	1/7/03	\$225,000	1210	1210	7	1959	3	8400	N	N	4629 S 160TH ST
010	537980	4470	1/14/03	\$234,000	1220	100	7	1966	3	13787	N	N	4450 S 172ND ST

Improved Sales Used In This Physical Inspection Analysis
Area 24

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	537980	4779	10/14/02	\$200,000	1250	230	7	1963	3	17020	N	N	4441 S 170TH ST
010	812520	0130	12/29/03	\$244,950	1250	730	7	1961	3	36600	N	N	17022 51ST AV S
010	537980	4602	11/22/02	\$220,000	1260	0	7	1976	4	9660	N	N	4842 S 172ND ST
010	812520	0270	4/15/02	\$239,300	1275	580	7	1956	3	10987	N	N	17322 51ST AV S
010	537980	0142	7/11/02	\$244,000	1280	730	7	1963	4	10500	N	N	4505 S 160TH ST
010	810860	0182	4/10/03	\$238,055	1290	690	7	1962	4	10985	N	N	15604 44TH AV S
010	192260	0050	5/12/03	\$243,250	1300	400	7	1962	3	9100	N	N	16031 46TH AV S
010	238660	0041	10/16/03	\$192,000	1330	0	7	1957	5	8775	N	N	15818 47TH AV S
010	537980	2854	12/16/03	\$200,900	1340	0	7	1964	4	10425	N	N	4733 S 164TH ST
010	931490	0120	4/1/03	\$205,000	1340	1050	7	1962	3	10692	N	N	16221 45TH PL S
010	884970	0040	9/12/02	\$217,500	1350	400	7	1965	4	8400	N	N	16229 49TH AV S
010	537980	4272	12/10/03	\$232,000	1360	690	7	1965	3	10540	N	N	4655 S 168TH ST
010	681840	0120	6/25/02	\$209,500	1360	480	7	1961	3	11260	N	N	5137 S 164TH ST
010	192250	0030	2/7/02	\$242,000	1370	430	7	1960	3	8400	N	N	16038 46TH AV S
010	537920	0189	8/9/02	\$228,000	1400	1200	7	1938	3	13183	N	N	16449 54TH AV S
010	537980	0004	8/13/02	\$228,000	1400	1010	7	1957	4	10050	N	N	16042 42ND AV S
010	810860	0083	1/6/03	\$254,500	1400	1200	7	1969	3	8459	N	N	4408 S 156TH ST
010	537980	3380	4/25/03	\$244,950	1420	740	7	1956	4	9913	N	N	5009 S 167TH ST
010	537980	4400	6/17/03	\$209,000	1420	0	7	1963	4	10265	N	N	17008 MILITARY RD S
010	004000	0602	8/27/03	\$255,000	1440	590	7	1958	3	8190	N	N	14610 46TH AV S
010	004200	0125	10/24/02	\$220,000	1520	0	7	1966	4	10080	N	N	14812 46TH AV S
010	537980	5395	1/10/03	\$220,000	1520	0	7	1990	3	9281	N	N	4470 S 173RD ST
010	885880	0025	8/11/03	\$243,000	1520	390	7	1959	3	12150	N	N	16635 53RD AV S
010	004000	0816	8/18/03	\$203,000	1540	0	7	1956	4	7140	N	N	14634 42ND AV S
010	537980	3006	6/13/02	\$246,500	1550	300	7	1942	4	26196	N	N	4419 S 164TH ST
010	537980	0565	4/2/03	\$300,500	1560	1560	7	1983	3	13620	N	N	4428 S 164TH ST
010	537980	0684	4/24/03	\$223,000	1580	360	7	1945	4	17280	N	N	16212 42ND AV S
010	004100	0225	1/29/02	\$255,000	1610	970	7	1965	5	7267	N	N	14827 42ND AV S
010	931490	0080	4/29/02	\$214,000	1620	0	7	1962	4	9516	N	N	16319 45TH PL S
010	004200	0270	6/27/02	\$204,000	1630	0	7	1956	4	10075	N	N	4405 S 150TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	537920	0062	11/15/02	\$219,500	1630	0	7	1962	3	17300	N	N	16014 51ST AV S
010	222304	9011	2/20/03	\$178,000	1650	0	7	1951	3	10124	N	N	15654 42ND AV S
010	004200	0227	1/6/03	\$255,000	1700	0	7	1996	3	9090	N	N	4636 S S 150TH ST
010	537980	4130	11/8/02	\$249,000	1700	0	7	1941	4	18500	N	N	4666 S 170TH ST
010	537980	4351	11/18/03	\$246,000	1720	0	7	1992	3	7205	N	N	4447 S 168TH ST
010	004000	0336	5/28/03	\$243,000	1750	0	7	1995	3	8011	N	N	14412 42ND AV S
010	537980	3351	7/14/03	\$218,000	1820	0	7	1954	4	12250	N	N	4632 S 168TH ST
010	004000	0344	3/3/03	\$230,000	1840	0	7	1994	3	10802	N	N	4215 S 144TH ST
010	004200	0393	10/16/02	\$265,000	1920	700	7	1995	3	10994	N	N	4819 S 150TH ST
010	681840	0010	2/5/03	\$223,000	2070	0	7	1960	4	8200	N	N	5118 S 164TH ST
010	885880	0075	1/18/02	\$320,000	2090	1390	7	1963	5	24525	N	N	16660 53RD AV S
010	004100	0550	1/23/03	\$282,950	2130	0	7	2002	3	7656	N	N	3775 S 150TH ST
010	004100	0551	12/19/02	\$309,950	2730	0	7	2002	3	10498	N	N	3765 S 150TH ST
010	261000	0010	4/24/03	\$282,990	1330	730	8	2002	3	6500	N	N	4830 S 146TH ST
010	261000	0140	4/9/03	\$289,990	1330	730	8	2002	3	6500	N	N	4812 S 145TH ST
010	261000	0120	3/13/03	\$290,000	1330	730	8	2002	3	6547	N	N	4830 S 145TH ST
010	537980	4245	10/6/03	\$222,500	1360	0	8	1964	3	18889	N	N	4821 S 168TH ST
010	537980	0361	10/16/03	\$270,000	1590	700	8	1975	3	11166	N	N	16232 49TH AV S
010	261000	0020	12/10/02	\$314,990	1750	1080	8	2002	3	6500	N	N	4820 S 146TH ST
010	261000	0090	11/1/02	\$310,000	1750	970	8	2002	3	6533	N	N	4835 S 145TH ST
010	261000	0130	9/24/02	\$305,990	1750	970	8	2002	3	6500	N	N	4820 S 145TH ST
010	261000	0050	5/20/03	\$322,990	1750	970	8	2002	3	6500	N	N	4803 S 145TH ST
010	261000	0070	3/25/03	\$310,000	1750	970	8	2002	3	6500	N	N	4815 S 145TH ST
010	004100	0567	6/4/02	\$268,950	1960	0	8	2002	3	11113	N	N	4035 S 150TH ST
010	004100	0568	7/5/02	\$306,500	2070	0	8	2002	3	9596	N	N	4037 S 150TH ST
010	537980	4071	4/22/03	\$289,950	2170	0	8	2000	3	9800	N	N	4604 S 170TH ST
010	261000	0110	12/3/02	\$315,000	2250	950	8	2002	3	6500	N	N	4905 S 145TH ST
010	261000	0060	7/29/03	\$295,000	2250	0	8	2002	3	6500	N	N	4809 S 145TH ST
010	261000	0040	8/25/03	\$330,000	2250	0	8	2002	3	6500	N	N	4808 S 146TH ST
010	261000	0160	11/14/02	\$297,990	2250	0	8	2002	3	6500	N	N	14430 48TH PL S

Improved Sales Used In This Physical Inspection Analysis
Area 24

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	004200	0234	4/1/03	\$298,000	2450	0	8	1994	3	13278	N	N	4626 S 150TH ST
010	261000	0100	10/22/02	\$329,990	2510	1330	8	2002	3	6508	N	N	4915 S 145TH ST
010	537980	0078	10/2/02	\$334,950	2620	0	8	2002	3	8850	N	N	4401 S 160TH ST
010	537920	0143	7/10/03	\$325,500	2850	0	8	2003	3	8899	N	N	5130 S 166TH LN
010	261000	0080	11/25/02	\$302,990	2860	0	8	2002	3	6500	N	N	4825 S 145TH ST
010	261000	0030	2/24/03	\$325,000	2860	0	8	2002	3	6500	N	N	4810 S 146TH ST
010	261000	0150	1/29/03	\$314,990	2860	0	8	2002	3	7265	N	N	4806 S 145TH ST
010	004000	0384	3/28/02	\$315,000	2930	0	8	1991	3	10268	N	N	4431 S 144TH ST
010	537980	2737	2/19/02	\$310,000	2810	0	9	2001	3	8400	N	N	16441 51ST AV S
010	004000	0758	6/6/03	\$418,000	3190	0	9	2002	3	9616	N	N	14639 46TH AV S

Improved Sales Removed From This Physical Inspection Analysis
Area 24

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	013300	0121	3/25/03	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	013300	0130	7/29/02	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	013300	0140	9/17/03	\$100,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	013300	0150	1/25/02	\$159,259	BANKRUPTCY - RECEIVER OR TRUSTEE
001	013300	0150	5/24/02	\$134,900	BANKRUPTCY - RECEIVER OR TRUSTEE
001	013300	0385	1/29/02	\$82,460	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
001	042304	9093	9/13/02	\$161,000	EXEMPT FROM EXCISE TAX
001	042304	9095	7/25/03	\$163,644	EXEMPT FROM EXCISE TAX
001	042304	9095	3/29/02	\$154,770	EXEMPT FROM EXCISE TAX
001	042304	9096	6/5/03	\$116,509	QUIT CLAIM DEED;
001	092304	9179	2/3/03	\$63,769	QUIT CLAIM DEED
001	092304	9180	4/1/02	\$131,000	NON-REPRESENTATIVE SALE
001	092304	9240	4/26/02	\$124,470	EXEMPT FROM EXCISE TAX
001	092304	9240	6/20/02	\$150,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	092304	9364	5/22/02	\$155,000	NON-REPRESENTATIVE SALE
001	092304	9375	12/13/02	\$138,000	QUIT CLAIM DEED
001	092304	9474	1/8/02	\$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	098500	0704	5/7/02	\$115,000	NON-REPRESENTATIVE SALE
001	098500	0708	1/21/03	\$170,958	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	098500	0740	10/17/02	\$254,000	GOVERNMENT AGENCY
001	098500	0760	9/10/02	\$180,000	NO MARKET EXPOSURE;
001	278700	0165	3/21/02	\$108,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	278820	0090	8/26/02	\$95,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	278850	0070	10/24/02	\$66,851	QUIT CLAIM DEED
001	278850	0070	11/12/02	\$66,851	QUIT CLAIM DEED
001	278850	0070	11/15/02	\$100,276	QUIT CLAIM DEED;
001	278900	0020	11/18/03	\$349,950	DIAGNOSTIC OUTLIER
001	278940	0035	10/2/03	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	278940	0035	12/22/03	\$216,495	RELATED PARTY, FRIEND, OR NEIGHBOR
001	278940	0060	1/11/02	\$134,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	278940	0061	8/19/02	\$124,163	RELATED PARTY, FRIEND, OR NEIGHBOR
001	284320	0065	5/19/03	\$185,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	336140	0030	6/4/03	\$195,000	INSUFF REP POT SUBDIVISION
001	336140	0062	1/17/02	\$180,400	STATEMENT TO DOR
001	336140	0225	5/29/03	\$221,500	INSUFF REP POT SUBDIVISION
001	336140	0240	6/28/03	\$140,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	336140	0250	7/23/03	\$169,950	IMP COUNT
001	336140	0305	10/22/02	\$123,600	BANKRUPTCY - RECEIVER OR TRUSTEE;
001	336140	0365	8/19/03	\$159,500	FORCED SALE
001	336140	0365	2/7/02	\$127,435	QUIT CLAIM DEED

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	336140	0376	4/29/02	\$105,185	PARTIAL INTEREST (103, 102, Etc.)
001	336140	0416	7/2/03	\$187,500	BANKRUPTCY - RECEIVER OR TRUSTEE
001	336140	0495	1/16/03	\$70,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	336140	0665	6/18/02	\$196,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	336140	1185	10/17/02	\$110,000	DIAGNOSTIC OUTLIER
001	336140	1200	2/3/03	\$142,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	336140	1717	7/10/03	\$124,000	NO MARKET EXPOSURE
001	336140	1740	7/19/02	\$182,181	QUIT CLAIM DEED;
001	336140	1750	4/25/03	\$140,000	NON-REPRESENTATIVE SALE
001	336140	1785	12/12/03	\$159,457	NO MARKET EXPOSURE
001	336140	1847	7/14/03	\$300,000	DIAGNOSTIC OUTLIER
001	336140	1855	5/21/03	\$75,000	INSUFF REP POOR COND
001	336140	1870	9/23/03	\$164,000	OBOSOL
001	336140	1887	4/30/03	\$155,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
001	336140	1887	9/19/03	\$212,000	QUIT CLAIM DEED
001	336140	2039	4/1/03	\$74,956	RELATED PARTY, FRIEND, OR NEIGHBOR;
001	338811	0310	4/22/02	\$90,000	NON-REPRESENTATIVE SALE
001	424540	0010	10/2/02	\$68,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
001	535720	0016	1/22/03	\$209,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	562420	0476	5/23/03	\$267,950	NON-REPRESENTATIVE SALE
001	739880	0015	10/18/02	\$138,500	ASSUMPTION OF MORTGAGE
001	739880	0015	4/16/03	\$141,364	QUIT CLAIM DEED
001	739880	0015	6/27/03	\$159,500	RELATED PARTY, FRIEND, OR NEIGHBOR
001	896180	0090	3/31/03	\$68,234	RELATED PARTY, FRIEND, OR NEIGHBOR
001	896180	0275	7/10/03	\$225,950	SELLING OR BUYING COSTS AFFECTING SALE PRICE
002	017900	0140	9/24/02	\$222,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	017900	0220	8/26/03	\$135,000	UNFINAREA
002	017900	0240	5/30/02	\$135,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	017900	0440	12/2/03	\$155,000	NO MARKET EXPOSURE;
002	017900	0840	9/3/02	\$146,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	017900	0927	3/4/02	\$75,162	PARTIAL INTEREST (103, 102, Etc.)
002	017900	1046	5/8/03	\$220,000	NO MARKET EXPOSURE;
002	017900	1048	5/15/03	\$220,000	NO MARKET EXPOSURE;
002	017900	1050	5/7/03	\$220,000	NO MARKET EXPOSURE;
002	017900	1225	9/10/02	\$100,000	NON-REPRESENTATIVE SALE
002	017900	1390	2/1/02	\$70,000	%NET COND
002	017900	1390	8/28/03	\$62,184	ASSUMPTION OF MORTGAGE
002	017900	1555	2/12/02	\$161,000	DIAGNOSTIC OUTLIER
002	017900	1555	11/3/03	\$75,189	QUIT CLAIM DEED
002	017900	1715	10/31/02	\$215,000	DIAGNOSTIC OUTLIER
002	073300	0225	5/30/02	\$210,000	IMP COUNT
002	218500	0610	5/19/02	\$72,500	NO MARKET EXPOSURE; STATEMENT TO DOR
002	218500	0795	8/16/02	\$85,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	322404	9004	6/4/02	\$104,000	NO MARKET EXPOSURE

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	322404	9004	8/5/02	\$104,000	NO MARKET EXPOSURE;
002	322404	9037	4/8/03	\$40,000	QUIT CLAIM DEED; STATEMENT TO DOR
002	334740	0310	10/13/03	\$153,019	BANKRUPTCY - RECEIVER OR TRUSTEE
002	334740	0310	12/18/03	\$135,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	334740	0315	11/25/02	\$244,000	SEGREGATION ANDOOR MERGER
002	334740	0420	8/19/02	\$265,000	IMP COUNT
002	334740	0420	9/26/03	\$197,000	QUIT CLAIM DEED
002	334740	0730	9/23/03	\$18,485	QUIT CLAIM DEED DORRatio
002	334740	0745	5/29/02	\$240,000	IMP COUNT
002	334740	1060	8/14/02	\$100,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	335140	0245	10/3/03	\$181,000	QUIT CLAIM DEED
002	335140	0625	10/20/03	\$126,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
002	734060	0121	8/1/03	\$25,000	QUIT CLAIM DEED DORRatio
002	734060	0250	11/26/02	\$155,800	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	011100	0025	3/29/02	\$120,000	DIAGNOSTIC OUTLIER
003	011100	0065	11/18/02	\$203,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	011100	0150	3/27/02	\$103,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	011100	0305	7/25/03	\$151,814	BANKRUPTCY - RECEIVER OR TRUSTEE;
003	011100	0305	12/24/03	\$125,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
003	079500	0180	3/24/03	\$230,000	IMP COUNT
003	079500	0565	12/10/02	\$85,000	QUIT CLAIM DEED
003	079500	0685	9/9/02	\$159,900	FORCED SALE
003	079500	0820	1/27/03	\$107,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	079500	0875	3/19/02	\$127,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	079500	0985	2/27/02	\$137,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	079500	1380	10/29/02	\$155,000	DIAGNOSTIC OUTLIER
003	079500	1405	12/5/02	\$115,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	079500	1640	6/18/03	\$198,500	RELATED PARTY, FRIEND, OR NEIGHBOR;
003	079700	0065	7/10/02	\$180,000	FORCED SALE
003	079800	0170	12/8/03	\$136,656	FORCED SALE
003	079800	0171	10/20/03	\$227,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	079800	0214	3/31/03	\$190,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	079800	0535	7/23/02	\$165,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
003	079800	0670	10/10/03	\$236,000	NON-REPRESENTATIVE SALE
003	098500	0850	10/20/03	\$172,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	098500	0955	10/27/03	\$135,192	NO MARKET EXPOSURE;
003	098500	1096	7/29/02	\$106,000	UNFINAREA
003	144640	0150	8/8/02	\$120,000	SEGREGATION ANDOOR MERGER
003	144640	0705	9/30/02	\$132,737	FORCED SALE; EXEMPT FROM EXCISE TAX
003	144640	0705	5/1/03	\$141,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	144640	0775	9/16/02	\$56,106	QUIT CLAIM DEED;
003	144640	1165	4/9/03	\$108,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	144640	1270	8/26/03	\$112,500	FORCED SALE
003	144640	1470	9/30/03	\$90,000	QUIT CLAIM DEED;

Improved Sales Removed From This Physical Inspection Analysis
Area 24

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	144640	1470	4/11/03	\$76,058	RELATED PARTY, FRIEND, OR NEIGHBOR;
003	144640	1530	5/9/03	\$72,563	QUIT CLAIM DEED;
003	144640	1765	10/20/02	\$160,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	144640	1785	12/31/02	\$145,000	CONTRACT OR CASH SALE
003	144640	2100	5/1/03	\$170,000	NON-REPRESENTATIVE SALE
003	144640	2765	1/2/02	\$22,587	RELATED PARTY, FRIEND, OR NEIGHBOR;
003	144640	2975	5/30/02	\$152,600	RELATED PARTY, FRIEND, OR NEIGHBOR
003	144640	3075	5/13/02	\$33,626	RELATED PARTY, FRIEND, OR NEIGHBOR
003	144640	3115	10/9/02	\$117,946	FORCED SALE; EXEMPT FROM EXCISE TAX
003	144640	3155	7/7/03	\$127,200	FORCED SALE
003	144640	3510	12/26/02	\$172,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	144640	3985	11/19/02	\$99,900	FORCED SALE
003	144680	0510	9/18/03	\$200,000	DIAGNOSTIC OUTLIER
003	144680	0660	3/14/03	\$215,000	DIAGNOSTIC OUTLIER
003	144680	0660	7/2/02	\$140,000	IMP CHARACTERISTICS CHANGED SINCE SALE
003	144680	0770	6/24/02	\$34,750	QUIT CLAIM DEED;
003	144680	0780	5/28/02	\$91,000	QUIT CLAIM DEED
003	144720	0035	10/3/02	\$150,000	DIAGNOSTIC OUTLIER
003	144760	0235	5/1/03	\$161,500	NON-REPRESENTATIVE SALE
003	144760	0250	10/16/03	\$116,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	144760	0280	7/15/02	\$160,000	PLOTTAGE %COMPL
003	144760	0325	10/31/03	\$175,000	DIAGNOSTIC OUTLIER
003	144760	0415	1/24/03	\$171,800	EXEMPT FROM EXCISE TAX
003	144760	0470	2/26/03	\$127,000	NO MARKET EXPOSURE
003	162304	9071	3/27/02	\$112,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	162304	9082	7/10/02	\$128,000	NON REP CODE LATER
003	162304	9103	4/26/03	\$175,000	UNFINAREA
003	172304	9148	11/17/03	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	172304	9256	3/5/03	\$146,375	FORCED SALE; EXEMPT FROM EXCISE TAX
003	172304	9256	4/28/03	\$115,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	172304	9290	7/26/02	\$86,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	603140	0005	2/26/02	\$110,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	603140	0126	12/9/03	\$265,000	DIAGNOSTIC OUTLIER
003	603140	0141	3/12/03	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	801860	0055	6/18/02	\$132,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	801860	0106	1/25/02	\$105,000	IMP CHARACTERISTICS CHANGED SINCE SALE
003	801860	0235	5/8/02	\$264,500	FORCED SALE
003	801860	0250	7/30/02	\$155,629	FORCED SALE; EXEMPT FROM EXCISE TAX
003	801860	0350	4/18/02	\$83,000	CONTRACT OR CASH SALE; NO MARKET EXPOSURE
003	801860	0375	6/4/02	\$115,000	NON-REPRESENTATIVE SALE
003	801860	0410	9/30/03	\$93,990	QUIT CLAIM DEED;
003	801860	0532	8/24/03	\$77,500	EXEMPT FROM EXCISE TAX
003	801860	0532	8/7/02	\$90,718	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	801920	0110	7/26/03	\$99,170	QUIT CLAIM DEED;

Improved Sales Removed From This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	801920	0185	9/28/03	\$184,850	DIAGNOSTIC OUTLIER
003	801920	0350	5/29/02	\$100,000	NO MARKET EXPOSURE
003	801920	0760	7/23/02	\$98,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	801920	0920	7/11/03	\$203,000	DIAGNOSTIC OUTLIER
003	801920	0935	9/3/03	\$136,410	QUIT CLAIM DEED;
004	025700	0175	9/16/03	\$56,000	QUIT CLAIM DEED
004	079200	0016	7/3/02	\$135,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	079200	0050	1/23/02	\$188,000	IMPCOUNT
004	092304	9160	3/15/02	\$170,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	092304	9228	12/24/02	\$140,000	NON-REPRESENTATIVE SALE;
004	092304	9282	8/8/03	\$55,000	INSUFF REP TEARDOWN
004	092304	9304	12/18/02	\$168,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	092304	9379	11/20/02	\$85,965	QUIT CLAIM DEED
004	092304	9408	3/1/03	\$198,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	098500	1330	5/13/02	\$135,600	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
004	098500	1330	6/13/02	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	138680	0004	9/3/02	\$154,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	152304	9058	1/21/03	\$185,200	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	152304	9285	1/22/02	\$205,000	DIAGNOSTIC OUTLIER
004	162304	9048	8/29/02	\$160,000	NO MARKET EXPOSURE
004	162304	9126	10/2/02	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	162304	9133	3/23/02	\$135,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	162304	9147	2/19/02	\$196,000	DIAGNOSTIC OUTLIER
004	162304	9188	10/21/03	\$102,000	QUIT CLAIM DEED
004	162304	9348	2/11/02	\$22,990	RELATED PARTY, FRIEND, OR NEIGHBOR DOR RATIO
004	162304	9354	12/30/02	\$218,300	BANKRUPTCY - RECEIVER OR TRUSTEE
004	162304	9354	9/20/02	\$171,478	EXEMPT FROM EXCISE TAX
004	162304	9364	7/29/02	\$125,000	NO MARKET EXPOSURE;
004	162304	9392	1/31/02	\$87,500	NON-REPRESENTATIVE SALE
004	162304	9393	2/1/02	\$125,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	359860	0008	8/21/02	\$144,350	DIAGNOSTIC OUTLIER
004	359860	0042	12/31/02	\$67,269	RELATED PARTY, FRIEND, OR NEIGHBOR
004	382600	0140	11/17/03	\$165,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	382600	0285	9/17/02	\$137,000	NON-REPRESENTATIVE SALE
004	382600	0400	4/30/03	\$226,000	IMPCOUNT
004	382600	0415	6/26/02	\$159,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	382600	0705	6/17/02	\$170,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	382600	0810	1/21/03	\$150,000	QUIT CLAIM DEED; STATEMENT TO DOR
004	500000	0060	11/7/03	\$150,217	QUIT CLAIM DEED
004	500050	0030	4/2/03	\$164,950	FORCED SALE
004	500050	0110	8/9/02	\$195,000	DIAGNOSTIC OUTLIER
004	523280	0022	6/4/03	\$165,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	523280	0022	9/23/02	\$161,369	BANKRUPTCY - RECEIVER OR TRUSTEE;
004	523280	0025	11/20/02	\$180,000	DIAGNOSTIC OUTLIER

Improved Sales Removed From This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	608240	0095	4/23/03	\$135,000	NO MARKET EXPOSURE;
004	608240	0340	7/3/03	\$225,000	SEGREGATION AND OOR MERGER
004	608300	0004	10/13/03	\$149,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	608300	0008	12/9/03	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	608300	0015	10/17/02	\$229,000	SEGREGATION AND OOR MERGER
004	608300	0108	9/22/03	\$125,000	INSUFF REP POOR COND
004	609940	0101	6/25/02	\$149,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	609940	0120	11/25/02	\$133,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	609940	0131	9/15/03	\$179,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	609940	0271	8/28/03	\$187,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	640460	0071	3/1/02	\$120,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	640460	0094	8/7/03	\$185,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	640460	0121	11/25/02	\$110,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	640460	0216	12/27/02	\$183,810	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	640460	0230	2/25/02	\$85,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	640460	0241	7/2/03	\$205,000	GOVERNMENT AGENCY
004	734660	0016	3/14/02	\$64,154	QUIT CLAIM DEED;
004	734660	0034	11/26/02	\$57,714	QUIT CLAIM DEED; STATEMENT TO DOR
004	734660	0236	10/18/02	\$193,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	734660	0276	2/26/03	\$166,100	INSUFF REP POOR COND
004	734660	0279	4/23/03	\$67,366	QUIT CLAIM DEED;
004	734660	0285	3/27/02	\$245,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	735860	0095	9/19/03	\$120,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	735860	0135	6/26/03	\$129,424	BANKRUPTCY - RECEIVER OR TRUSTEE
004	735960	0385	5/15/02	\$130,895	BANKRUPTCY - RECEIVER OR TRUSTEE;
004	735960	0395	10/15/02	\$167,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	735960	0410	5/15/03	\$101,159	RELATED PARTY, FRIEND, OR NEIGHBOR
004	735960	0460	1/27/03	\$188,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	886400	0190	12/20/02	\$66,684	EXEMPT FROM EXCISE TAX
004	886400	0200	12/2/02	\$118,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	886400	0205	9/12/02	\$162,000	EXEMPT FROM EXCISE TAX;
004	886400	0635	2/11/03	\$118,000	DIAGNOSTIC OUTLIER
004	886400	0635	10/6/03	\$181,500	IMP CHARACTERISTICS CHANGED SINCE SALE
004	886400	0670	5/10/02	\$155,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	886400	0700	4/22/02	\$190,000	IMPCOUNT
004	886400	0730	10/27/03	\$162,750	GOVERNMENT AGENCY
004	886400	0840	9/5/02	\$138,900	BANKRUPTCY - RECEIVER OR TRUSTEE
004	886400	0905	8/19/02	\$125,010	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
004	886400	0955	6/28/02	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	936130	0040	9/18/03	\$188,100	RELATED PARTY, FRIEND, OR NEIGHBOR
004	941500	0040	1/13/03	\$190,000	DIAGNOSTIC OUTLIER
005	152304	9203	8/20/02	\$197,992	QUIT CLAIM DEED;
005	152304	9260	11/7/03	\$96,750	QUIT CLAIM DEED
005	261200	0170	5/27/03	\$89,073	QUIT CLAIM DEED

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	261200	0350	11/27/02	\$128,964	QUIT CLAIM DEED
005	322920	0015	3/27/02	\$167,000	DIAGNOSTIC OUTLIER
005	567300	0125	6/18/02	\$105,000	NON-REPRESENTATIVE SALE
005	567300	0125	4/18/03	\$47,662	QUIT CLAIM DEED
005	734060	0880	7/1/02	\$250,000	INSUFF REP TRIPLEX
005	734060	0882	9/19/03	\$79,461	QUIT CLAIM DEED
005	734560	0690	4/2/02	\$192,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	734560	0811	9/16/02	\$55,000	QUIT CLAIM DEED;
005	734560	0860	3/13/02	\$10,240	QUIT CLAIM DEED DORRATIO
005	734760	0355	5/23/03	\$200,000	CONTRACT OR CASH SALE
005	734820	0050	11/24/03	\$31,620	QUIT CLAIM DEED
005	736060	0370	1/27/03	\$200,000	NO MARKET EXPOSURE; AND OTHER WARNINGS
005	736060	0380	8/12/03	\$141,099	GOVERNMENT AGENCY
005	736060	0530	2/11/03	\$175,000	IMPCOUNT
006	004000	0086	9/26/03	\$125,100	BANKRUPTCY - RECEIVER OR TRUSTEE
006	004000	0086	5/16/03	\$110,017	BANKRUPTCY - RECEIVER OR TRUSTEE
006	004100	0384	11/19/02	\$171,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	024150	0005	4/8/02	\$180,250	NON-REPRESENTATIVE SALE
006	172304	9045	3/11/03	\$335,000	INSUFF REP GRADE 4 ACREAGE
006	172304	9131	1/30/02	\$347,000	IMP CHARACTERISTICS CHANGED SINCE SALE
006	172304	9220	6/21/02	\$150,000	NO MARKET EXPOSURE
006	172304	9267	9/9/03	\$83,500	QUIT CLAIM DEED
006	172304	9271	1/10/03	\$179,000	FORCED SALE
006	172304	9277	2/19/02	\$188,000	DIAGNOSTIC OUTLIER
006	172304	9416	6/2/03	\$143,000	GOVERNMENT AGENCY
006	172304	9416	4/4/03	\$149,331	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
006	172304	9435	4/10/02	\$130,000	NON-REPRESENTATIVE SALE
006	176060	0021	2/13/03	\$155,500	NON-REPRESENTATIVE SALE
006	212304	9011	6/28/02	\$245,000	SEGREGATION AND/OR MERGER
006	212304	9188	6/26/02	\$95,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	212304	9194	2/14/02	\$133,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	212304	9205	4/26/03	\$152,000	FORCED SALE
006	212304	9212	5/30/02	\$125,600	DIAGNOSTIC OUTLIER
006	212304	9395	10/25/02	\$64,770	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	212304	9421	9/27/02	\$137,500	BANKRUPTCY - RECEIVER OR TRUSTEE
006	212304	9421	9/15/02	\$122,603	BANKRUPTCY - RECEIVER OR TRUSTEE
006	212304	9466	2/27/03	\$59,963	QUIT CLAIM DEED;
006	212304	9481	8/22/03	\$231,455	IMPCOUNT
006	212304	9481	3/14/03	\$150,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	212304	9499	10/21/03	\$132,000	DIAGNOSTIC OUTLIER
006	212304	9513	4/26/03	\$44,762	QUIT CLAIM DEED
006	212304	9575	3/12/03	\$99,376	QUIT CLAIM DEED;
006	258440	0065	10/24/02	\$195,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	302820	0121	4/29/02	\$325,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	302820	0121	1/21/03	\$138,548	QUIT CLAIM DEED;
006	304620	0085	6/18/03	\$136,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	304620	0085	3/14/03	\$154,382	CORPORATE AFFILIATES; EXEMPT FROM EXCISE TAX
006	392340	0066	6/18/02	\$104,975	NON-REPRESENTATIVE SALE
006	534300	0040	2/10/03	\$180,978	DIAGNOSTIC OUTLIER
006	638580	0030	3/27/03	\$196,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	638580	0210	4/18/02	\$185,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	638855	0200	11/25/02	\$76,000	QUIT CLAIM DEED;
006	688150	0065	11/22/02	\$204,950	RELOCATION - SALE BY SERVICE
006	936460	0050	2/8/02	\$100,000	NON-REPRESENTATIVE SALE
006	936460	0050	10/24/02	\$40,077	QUIT CLAIM DEED; STATEMENT TO DOR
010	004000	0515	10/27/03	\$157,499	NO MARKET EXPOSURE
010	004000	0553	9/15/03	\$164,500	BANKRUPTCY - RECEIVER OR TRUSTEE
010	004000	0606	5/21/02	\$163,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	004000	0695	4/13/02	\$325,000	INSUFF REP TEARDOWN SALE
010	004000	0757	7/2/02	\$304,500	NON-REPRESENTATIVE SALE
010	004000	0795	8/27/02	\$180,000	ASSUMPTION OF MORTGAGE
010	004000	0805	12/11/03	\$330,000	DIAGNOSTIC OUTLIER
010	004100	0164	6/18/02	\$165,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	004100	0180	4/22/03	\$182,000	QUIT CLAIM DEED; STATEMENT TO DOR
010	004100	0596	11/7/03	\$264,000	DIAGNOSTIC OUTLIER
010	004200	0085	1/29/03	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	004200	0155	3/19/02	\$219,000	NON-REPRESENTATIVE SALE
010	004200	0415	1/12/02	\$140,000	IMPCOUNT
010	004300	0169	10/16/03	\$205,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	142270	0070	8/28/02	\$101,583	QUIT CLAIM DEED
010	222304	9019	4/2/03	\$129,000	EXEMPT FROM EXCISE TAX; STATEMENT TO DOR
010	222304	9019	3/19/03	\$129,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
010	222304	9110	2/13/03	\$134,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	352304	9010	2/19/03	\$335,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	519460	0080	10/19/02	\$205,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	537920	0072	9/16/03	\$152,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	537920	0136	5/22/02	\$350,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	537920	0140	6/27/02	\$314,900	DIAGNOSTIC OUTLIER
010	537920	0203	10/28/02	\$115,000	NON REP CODE LATER
010	537980	0165	3/15/02	\$160,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	537980	0170	12/18/03	\$89,581	QUIT CLAIM DEED
010	537980	0170	11/5/03	\$89,500	QUIT CLAIM DEED
010	537980	0224	6/16/03	\$252,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	537980	0482	9/15/03	\$114,900	BANKRUPTCY - RECEIVER OR TRUSTEE
010	537980	2910	4/19/02	\$150,000	LEASE OR LEASE-HOLD
010	537980	2970	5/27/03	\$85,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	537980	3453	11/27/02	\$190,000	NON-REPRESENTATIVE SALE
010	537980	3462	5/16/02	\$81,642	QUIT CLAIM DEED;

***Improved Sales Removed From This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	537980	3620	12/18/03	\$189,350	DIAGNOSTIC OUTLIER
010	537980	4095	2/8/02	\$133,249	RELATED PARTY, FRIEND, OR NEIGHBOR
010	537980	4325	9/8/03	\$25,000	QUIT CLAIM DEED DORRATIO
010	537980	4393	1/17/02	\$80,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	537980	4393	5/14/03	\$156,000	NON-REPRESENTATIVE SALE
010	537980	4531	5/3/03	\$67,994	QUIT CLAIM DEED
010	537980	5390	5/14/03	\$150,000	FORCED SALE
010	537980	5550	8/21/02	\$175,000	DIAGNOSTIC OUTLIER
010	615420	0090	11/26/02	\$176,890	NON-REPRESENTATIVE SALE
010	681840	0130	6/27/03	\$202,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	810860	0184	9/26/02	\$230,000	DIAGNOSTIC OUTLIER
010	810860	0581	11/20/03	\$330,000	%COMPL ACTIVE PERMIT BEFORE SALE >25K
010	810860	0805	5/21/02	\$175,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	812520	0220	1/16/03	\$77,904	QUIT CLAIM DEED;
010	812520	0271	6/6/02	\$128,500	DIAGNOSTIC OUTLIER
010	919860	0040	12/3/03	\$260,000	NO MARKET EXPOSURE
010	931490	0180	1/17/02	\$170,000	RELOCATION - SALE TO SERVICE

Model Validation

Total Value Model Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between subareas, grades, living area, and age of homes. In addition the resulting assessment level is 99.5%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2003 and 2004 Ratio Analysis charts included in this report.

The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Application of these recommended value for the 2004 assessment year (taxes payable in 2005) results in an average total change from the 2003 assessments of +5.8%. This increase is due partly to upward market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

Area 24 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is .995

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<=5	69	0.919	1.001	9.0%	0.979	1.024
7	319	0.932	1.000	7.3%	0.992	1.009
>=8	74	0.933	0.990	6.1%	0.975	1.005
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1900-1930	59	0.936	1.006	7.5%	0.984	1.028
1931-1940	50	0.936	0.987	5.5%	0.960	1.014
1941-1950	209	0.935	0.991	6.0%	0.979	1.003
1951-1960	146	0.926	0.993	7.2%	0.980	1.005
1961-1970	107	0.940	0.994	5.8%	0.978	1.011
1971-1980	26	0.911	1.006	10.4%	0.978	1.033
1981-1990	17	0.909	1.006	10.7%	0.955	1.056
1991-2000	36	0.934	0.984	5.3%	0.961	1.008
>2000	98	0.933	1.002	7.5%	0.991	1.014
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<=Average	408	0.945	0.995	5.3%	0.987	1.002
Good	302	0.916	0.994	8.5%	0.985	1.004
Very Good	38	0.906	1.007	11.2%	0.976	1.038
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	561	0.928	0.993	6.9%	0.986	1.000
1.5	80	0.938	0.993	5.9%	0.976	1.011
2	107	0.944	1.006	6.6%	0.994	1.018
Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<801	80	0.933	1.003	7.4%	0.983	1.022
801-1000	140	0.921	0.988	7.2%	0.974	1.002
1001-1500	340	0.930	0.995	6.9%	0.986	1.003
1501-2000	132	0.949	1.001	5.5%	0.988	1.014
>2000	56	0.924	0.992	7.4%	0.972	1.013

Area 24 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is .995

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Y	54	0.928	0.990	6.7%	0.970	1.011
N	694	0.933	0.996	6.8%	0.990	1.002
Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	745	0.932	0.995	6.7%	0.989	1.001
Y	3	0.877	0.975	11.2%	0.816	1.135
Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	98	0.915	0.991	8.3%	0.973	1.010
2	40	0.930	0.998	7.3%	0.979	1.016
3	184	0.937	0.983	4.9%	0.971	0.994
4	151	0.928	1.019	9.8%	1.006	1.032
5	68	0.962	1.004	4.3%	0.989	1.019
6	76	0.938	1.019	8.6%	1.000	1.037
10	131	0.924	0.973	5.3%	0.959	0.987
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<5001	38	0.941	1.002	6.4%	0.988	1.015
5001-8000	256	0.920	0.995	8.1%	0.986	1.004
8001-12000	294	0.935	1.008	7.7%	0.998	1.017
12001-18000	103	0.945	0.973	2.9%	0.955	0.990
18001+	57	0.939	0.973	3.6%	0.947	0.999
Plat 261200 Fosterview Estates	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Y	25	0.994	0.998	0.4%	0.980	1.015
N	723	0.929	0.995	7.1%	0.989	1.001
Plat 640460 Ords JF Homes Tract	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Y	8	0.950	0.984	3.6%	0.959	1.010
N	740	0.932	0.995	6.8%	0.989	1.001

Area 24 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is .995

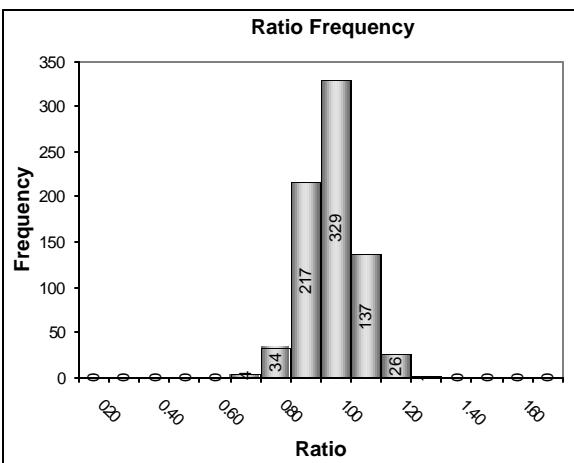
The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Plat 801860 Stimson Park	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Y	24	0.969	0.993	2.5%	0.961	1.025
N	724	0.931	0.995	6.9%	0.989	1.001
Baths	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<=1.5	436	0.930	0.991	6.6%	0.984	0.999
>=1.75	312	0.935	0.999	6.9%	0.990	1.008
Covered Parking	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Y	578	0.935	0.996	6.5%	0.990	1.002
N	170	0.920	0.991	7.8%	0.978	1.005
Basement No Garage	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Y	157	0.933	0.988	5.9%	0.972	1.003
N	591	0.932	0.997	7.0%	0.991	1.003
Finished Basement Grade Greater than 5	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Y	579	0.933	0.996	6.8%	0.989	1.002
N	169	0.930	0.993	6.7%	0.980	1.005

2003 Improved Parcel Ratio Analysis

District/Team: SW/Team 1	Lien Date: 01/01/2003	Date of Report: 5/26/2004	Sales Dates: 1/2002 - 12/2003
Area 24 / Boulevard/Riverton	Appr ID: LBRA/JWEI	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 748 Mean Assessed Value 188,400 Mean Sales Price 202,100 Standard Deviation AV 40,070 Standard Deviation SP 43,789			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.937 Median Ratio 0.933 Weighted Mean Ratio 0.932			
UNIFORMITY			
Lowest ratio 0.667 Highest ratio: 1.250 Coefficient of Dispersion 7.11% Standard Deviation 0.085 Coefficient of Variation 9.05%			
Price Related Differential (PRD) 1.005			
RELIABILITY			
95% Confidence: Median Lower limit 0.927 Upper limit 0.942			
95% Confidence: Mean Lower limit 0.931 Upper limit 0.943			
SAMPLE SIZE EVALUATION			
N (population size) 7889 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.085 Recommended minimum: 11 Actual sample size: 748 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 386 # ratios above mean: 362 Z: 0.878 Conclusion: Normal*			
<i>*i.e. no evidence of non-normality</i>			

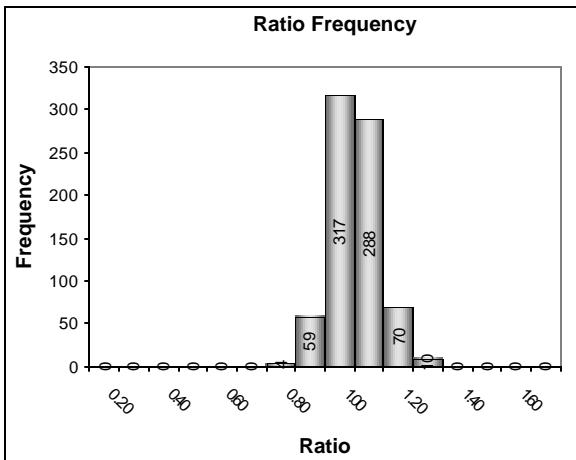


COMMENTS:

1 to 3 Unit Residences throughout area 24

2004 Improved Parcel Ratio Analysis

District/Team: SW/Team 1	Lien Date: 01/01/2004	Date of Report: 5/26/2004	Sales Dates: 1/2002 - 12/2003
Area 24 / Boulevard/Riverton	Appr ID: LBRA/JWEI	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 748 Mean Assessed Value 201,100 Mean Sales Price 202,100 Standard Deviation AV 40.754 Standard Deviation SP 43,789			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 1.001 Median Ratio 1.000 Weighted Mean Ratio 0.995			
UNIFORMITY			
Lowest ratio 0.736 Highest ratio: 1.261 Coefficient of Dispersion 6.25% Standard Deviation 0.080 Coefficient of Variation 8.04%			
Price Related Differential (PRD) 1.006			
RELIABILITY			
95% Confidence: Median Lower limit 0.993 Upper limit 1.005 95% Confidence: Mean Lower limit 0.996 Upper limit 1.007			
SAMPLE SIZE EVALUATION			
N (population size) 7889 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.080 Recommended minimum: 10 Actual sample size: 748 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 382 # ratios above mean: 366 Z: 0.585 Conclusion: Normal* <i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 24.

Both assessment level and uniformity have been improved by application of the recommended values.

Mobile Home Analysis

Scope of Mobile Home Data

There are 218 parcels in Area 24 that are improved with a mobile home and 12 sales used in the valuation. Sales used were from 1/1/2002 to 12/31/2003. A list of sales used and summary assessed value to sales ratio data is included in this report.

Model Development, Description and Conclusions

A sales comparison approach was used to appraise mobile homes. Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field-reviewed and a value is selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

The model used a value per square foot of the mobile home unit based upon the physical characteristics of the mobile home. Characteristics specified were single-wide or double-wide mobile home, quality and condition, and the year built. Guidelines were as follows:

Single-wide built prior to 1960	\$35 per square foot
Double-wide built in the 1960's	\$50 per square foot
Double-wide built in the 1970's	\$55 per square foot
Double-wide built in the 1980's	\$60 - \$65 per square foot
Double-wide built in the 1990's and newer	\$70 - \$75 per square foot

Application of the sales comparison approach results in an improvement of the assessment level for mobile homes of 86.3% to 97.2% and improvement in the coefficient of variation of 16.79% to 8.00%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented in the 2003 and 2004 Ratio Analysis charts included in this report.

The Appraisal Team recommends application of the Appraiser selected values for mobile homes, as indicated by the appropriate model or method.

Application of these recommended values for the 2004 assessment year (taxes payable in 2005) results in an average total change from the 2003 assessments of +13.82%. This increase is due to upward market changes over time and the previous assessment level.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.

Mobile Home Sales Used In This Physical Inspection Analysis
Area 24

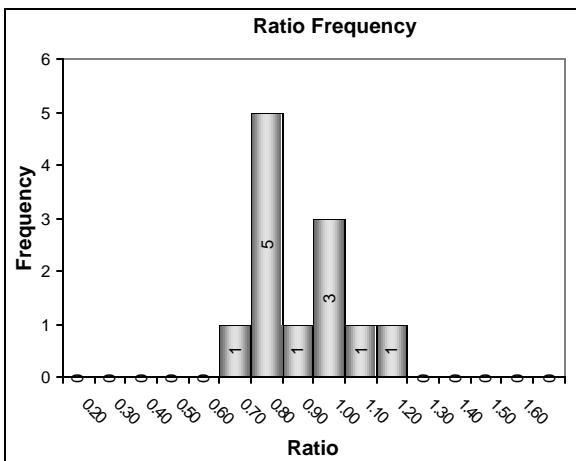
Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water - front
1	336140	1955	08/13/02	195000	42750	N	N
2	017900	1770	09/29/03	85500	8460	N	N
3	801920	0790	06/09/02	168300	25075	N	N
3	144640	0750	12/19/02	159950	10159	N	N
3	801860	0625	12/18/03	169995	15000	N	N
3	172304	9053	07/09/02	80000	8917	N	N
3	144720	0110	06/21/02	61000	12000	N	N
4	608300	0003	02/24/03	160000	7313	N	N
4	359860	0043	09/05/03	156600	10000	N	N
4	025700	0220	10/25/03	112500	18017	N	N
5	735960	0180	07/16/02	160000	9558	N	N
6	212304	9143	10/03/02	120000	16500	N	N
10	537980	4556	09/10/02	134900	8276	N	N
10	004100	0597	10/22/03	195000	12344	N	N

Mobile Home Sales Removed From This Physical Inspection Analysis
Area 24

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	098600	0030	12/17/02	22372	RELATED PARTY, FRIEND, OR NEIGHBOR;
1	336140	0193	04/23/03	96500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
3	801860	0465	06/13/03	158827	QUIT CLAIM DEED; MOBILE HOME;
3	144640	0210	06/26/03	115000	CONTRACT OR CASH SALE; MOBILE HOME;
4	092304	9324	08/28/02	83500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	212304	9562	01/21/03	33521	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	172304	9410	09/26/03	110988	BANKRUPTCY - RECEIVER OR TRUSTEE;

2003 Mobile Home Parcel Ratio Analysis

District/Team: SW/Team 1	Lien Date: 01/01/2003	Date of Report: 6/7/2004	Sales Dates: 1/2002 - 12/2003		
Area 24/Boulevard/Riverton	Appr ID: LBRA/JWEI	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No		
SAMPLE STATISTICS					
<i>Sample size (n)</i> 12					
<i>Mean Assessed Value</i>	130,800				
<i>Mean Sales Price</i>	151,500				
<i>Standard Deviation AV</i>	42,386				
<i>Standard Deviation SP</i>	32,746				
ASSESSMENT LEVEL					
<i>Arithmetic Mean Ratio</i>	0.850				
<i>Median Ratio</i>	0.825				
<i>Weighted Mean Ratio</i>	0.863				
UNIFORMITY					
<i>Lowest ratio</i>	0.667				
<i>Highest ratio:</i>	1.119				
<i>Coefficient of Dispersion</i>	14.15%				
<i>Standard Deviation</i>	0.143				
<i>Coefficient of Variation</i>	16.79%				
<i>Price Related Differential (PRD)</i>	0.984				
RELIABILITY					
95% Confidence: Median					
<i>Lower limit</i>	0.709				
<i>Upper limit</i>	0.933				
95% Confidence: Mean					
<i>Lower limit</i>	0.769				
<i>Upper limit</i>	0.930				
SAMPLE SIZE EVALUATION					
<i>N (population size)</i>	218				
<i>B (acceptable error - in decimal)</i>	0.05				
<i>S (estimated from this sample)</i>	0.143				
Recommended minimum:	32				
<i>Actual sample size:</i>	12				
Conclusion:	Uh-oh				
NORMALITY					
Binomial Test					
# ratios below mean:	6				
# ratios above mean:	6				
<i>Z:</i>	0.000				
Conclusion:	Normal*				
*i.e. no evidence of non-normality					

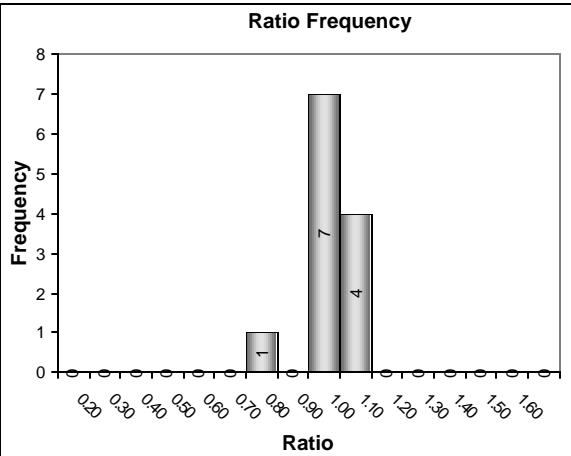


COMMENTS:

1 to 3 Unit Residences throughout area 24

2004 Mobile Home Parcel Ratio Analysis

District/Team: SW/Team 1	Lien Date: 01/01/2004	Date of Report: 6/7/2004	Sales Dates: 1/2002 - 12/2003		
Area 24/Boulevard/Riverton	Appr ID: LBRA/JWEI	Property Type: Mobile Homes	Adjusted for time?: No		
SAMPLE STATISTICS					
<i>Sample size (n)</i> 12					
<i>Mean Assessed Value</i>	147,200				
<i>Mean Sales Price</i>	151,500				
<i>Standard Deviation AV</i>	34,585				
<i>Standard Deviation SP</i>	32,746				
ASSESSMENT LEVEL					
<i>Arithmetic Mean Ratio</i>	0.971				
<i>Median Ratio</i>	0.987				
<i>Weighted Mean Ratio</i>	0.972				
UNIFORMITY					
<i>Lowest ratio</i>	0.776				
<i>Highest ratio:</i>	1.099				
<i>Coefficient of Dispersion</i>	4.91%				
<i>Standard Deviation</i>	0.078				
<i>Coefficient of Variation</i>	8.00%				
<i>Price Related Differential (PRD)</i>	1.000				
RELIABILITY					
95% Confidence: Median					
<i>Lower limit</i>	0.936				
<i>Upper limit</i>	1.013				
95% Confidence: Mean					
<i>Lower limit</i>	0.927				
<i>Upper limit</i>	1.015				
SAMPLE SIZE EVALUATION					
<i>N (population size)</i>	218				
<i>B (acceptable error - in decimal)</i>	0.05				
<i>S (estimated from this sample)</i>	0.078				
Recommended minimum:	10				
<i>Actual sample size:</i>	12				
Conclusion:	OK				
NORMALITY					
<i>Binomial Test</i>					
# ratios below mean:	4				
# ratios above mean:	8				
<i>Z:</i>	1.155				
Conclusion:	Normal*				
<i>*i.e. no evidence of non-normality</i>					



COMMENTS:

1 to 3 Unit Residences throughout area 24

Both assessment level and uniformity have been improved by application of the recommended values.



King County
Department of Assessments
King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2004

TO: Residential Appraisers
FROM: Scott Noble, Assessor

Scott Noble

SUBJECT: 2004 Revaluation for 2005 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr